Karen Johnson Davidson County
Batch# 909216 DEEDWARR
08/29/2022 10:18:36 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220829-0097061

Warranty Deed

RETURN TO Realty Title 6525 N. Quail Hollow Rd #115 Memphis, TN 38120 (901) 260-4055 RT File No: 01-MEM22-11341 FNTC No: 10659848	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of August, 2022. Notary Public My commission expires:

MORGAN JONES NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES 2-28-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Caleb Ryan Edwards and Amanda Machell Black Edwards	PennyMac Loan Services, LLC.	043-12-0-030.00
152 Rio Vista Drive	3043 Townsgate Road, Suite 200	
Madison, TN 37115	Westlake Village, CA 91361	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MUSIC CITY RENTAL HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB RYAN EDWARDS AND AMANDA MACHELL BLACK EDWARDS, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, the Northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, Page 107, in the Register's Office of said county, to which reference is hereby made for a more complete legal description.

Property Address: 152 Rio Vista Drive, Madison, TN 37115

Being the same property conveyed to Ebony Shanquale Lane, a single woman by Warranty Deed from Byron V. Anthony, an unmarried man and Stephanie A. Anthony, an unmarried woman of record in Instrument No. 20180904-0087501 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 04, 2018.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ebony Shanquale Lane, a married woman of record in Instrument No. 20220414-0043563 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 14, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 152 Rio Vista Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of August, 2022.

Music City Rental Holdings LLC, a Tennessee Limited Liability Company

By: _____
Barbara Weiss, Sole Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Weiss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Music City Rental Holdings LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of August, 2022.

_____
Notary Public

My Commission Expires: 6/24/2025

NOTARY PUBLIC STATE OF FLORIDA
Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public