Warranty Deed

Karen Johnson Davidson County Batch# 913007 DEEDWARR 09/07/2022 09:17:36 AM 2 pgs Fees: $13.00 Taxes: $1,306.10 20220907-0100158	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $353,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2022. Notary Public My commission expires: Jan. 3, 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:
Sarah P. Barber Benjamin M. Barber	SWBC Mtg Corp	043-01-0-119.00
114 Sarver Avenue	9311 San Pedro #100	
Madison, TN 37115	San Antonio, TX 78216	

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 **SARAH P. BARBER AND BENJAMIN M. BARBER, WIFE AND HUSBAND,** 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:

The following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being part of Lot B on the Revised and Corrected Map of W. P. Ready's Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for said county, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, dated May 18, 1959, as follows: Beginning at a point in the South margin of Sarver Avenue, formerly Madison Avenue, 240 feet East of the East margin of Pierce Avenue, as established by Decree of record in Minute Book 54, Page 554 of the Third Circuit Court; thence with the margin of Sarver Avenue, Easterly 60 feet to a point; thence Southerly 200 feet to a point; thence Westerly 60 feet to a point; thence Northerly 200 feet to the point of beginning.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee limited liability company by Warranty deed from Brandon Adams, Trustee of The 114 Sarver Ave Trust dated September 02, 2021 of record in Instrument No. 20220311-0028436 Register's Office for Davidson County, Tennessee, dated March 01, 2022 and recorded on March 11, 2022.

This conveyance is subject to the following:

Taxes for the year 2022, a lien not yet due and payable; Subject to all matters shown on the Plan of record in Plat Book 332, Page 110, Register's Office for Davidson County, Tennessee; Restrictions and Easements of record in Book 1083, Page 389 and Book 3030, Page 581, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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 114 Sarver Avenue, 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 31st 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 30th day of August, 2022.

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

_____
Notary Public

My Commission Expires: Feb 24, 2024