Karen Johnson Davidson County
Batch# 921282 DEEDWARR
09/26/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220926-0106157

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2022.

Notary Public

My commission expires: 9-2-24

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:
Kenneth Daniel Hass Rachel Beth Hass	New Owner(s)	084-01-0-051.00
0S480 East Street		
Winfield, IL 60190		

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 **KENNETH DANIEL HASS AND RACHEL BETH HASS, HUSBAND AND WIFE**, 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, being Lot No. 6 on the Map of Rosebank Court, of record in Book 3106, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 80 feet on the North side of Colbert Drive and extends back between lines 196.5 feet on the east line and 200.5 feet on the West line to a dead line in the rear on which it measures 91.2 feet.

Being the same property conveyed to Mitchell Wayne Caruthers and wife, Doris Wyles Caruthers by Warranty Deed from James E. Balthrop and wife, Dorothy L. Balthrop of record in Book 3874, Page 340, Register's Office for Davidson County, Tennessee, dated March 23, 1965 and recorded on March 26, 1965.

Being the same property conveyed to Doris Wiles Caruthers (Joyce) by Warranty Deed from Mitchell Wayne Caruthers of record in Book 8055, Page 594, Register's Office for Davidson County, Tennessee, dated February 12, 1990 and recorded on March 01, 1990.

Being the same property conveyed to Doris Wiles Joyce and husband, George P. Joyce, as estate by the entirety by Deed to Create an Estate by the Entireties from Doris Wiles Joyce of record in Book 8055, Page 596, Register's Office for Davidson County, Tennessee, dated February 12, 1990 and recorded on March 02, 1990.

Being the same property conveyed to Doris Wiles Joyce by Quitclaim Deed from George P. Joyce of record in Book 8375, Page 800, Register's Office for Davidson County, Tennessee, dated June 17, 1991 and recorded on June 17, 1991.

The said Doris Wiles Joyce having died on or about December 08, 2021 leaving Last Will and Testament filed for Probate in Docket No. 22P-100, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Julie Michelle Hoover and Mitchell Thomas Caruthers are named Co-Executor of the Estate of Doris Wiles Joyce, deceased.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Julie Michelle Hoover and Mitchell Thomas Caruthers, Co-Executors of the Estate of Doris W. Caruthers of record in Instrument No. 20220418-0044085 Register's Office for Davidson County, Tennessee, dated April 07, 2022 and recorded on April 18, 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 2604 Colbert Drive, Nashville, TN 37206, 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 September, 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 herself to be the Sole Member of Music City Rental Holdings, LLC, a Tennessee Limited Liability Company, and that 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 21 day of September, 2022.

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

_____
Notary Public

My Commission Expires: Feb 24, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/26/2022 ____ (date of document).

Affiant Signature

09/26/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26 day of September, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025