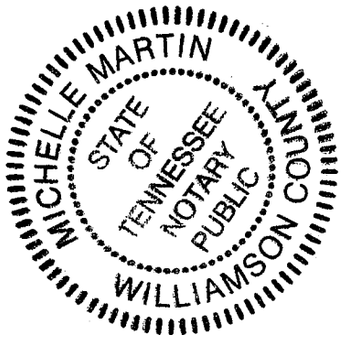
Karen Johnson Davidson County
Batch# 926886 DEEDWARR
10/07/2022 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20221007-0110560

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $378,000.00. Affiant Subscribed and sworn to before me, this the 6th day of October, 2022. Notary Public My commission expires: 9.21.26

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:
Caroline Wilson Potter	New Owner(s)	133-01-0-180.00
530 High Street		
Nashville, TN 37211		

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 **CAROLINE WILSON POTTER, UNMARRIED**, 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. 195 and part of Lot No. 197 on the map of Sunrise Heights, 2nd Addition, a plan of which is of record in Book 421, Page 46, Register's Office for said County. Said Lot No. 195 and part of Lot No. 197 are more particularly described as follows:

Beginning at a point on the North margin of High Street, said point being the Southwest corner of Lot No. 195; Running thence Northwardly 139.6 Feet, more or less to a point, on the North margin of Lot No. 197, said point being 14 Feet West of the Northeast comer of Lot No. 197; running thence Eastwardly, with the Northerly line of Lots Nos. 197 and 195, 64 Feet to the Northeast corner of Lot No. 195 (erroneously stated as 197 in prior deeds); thence Southwardly 140.1 Feet to the Northly margin of High Street (this call has been omitted in prior deeds); thence with the Northerly margin of High Street, Westwardly 50 Feet to the point of beginning.

Being the same property conveyed to Robert J. Luckett by Warranty deed from Jesse Earl Scruggs, an unmarried man and Emily Hope Lowe, an unmarried woman of record in Instrument No. 20220127-0009923 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 27, 2022.

Being the same property conveyed to Music City Rental Holdings, a Tennessee limited liability company by Warranty deed from Robert J. Luckett, a married man as his sole and separate property of record in Instrument No. 20220519-0057804 Register's Office for Davidson County, Tennessee, dated May 9, 2022 and recorded on May 19, 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 530 High Street, Nashville, TN 37211, 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 6th day of October, 2022.

Music City Rental Holdings LLC, a Tennessee Limited Liability Company

By: _____
Barbara Weiss, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 6th day of October, 2022.

_____
Notary Public

My Commission Expires: 7.1.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-6-22.

Affiant Signature

10-7-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY