Warranty Deed

Karen Johnson Davidson County Batch# 935689 DEEDWARR 10/31/2022 12:21:30 PM 3 pgs Fees: $18.00 Taxes: $958.30 20221031-0117388	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $259,000.00. Affiant Subscribed and sworn to before me, this the 27th day of October, 2022. Notary Public My commission expires: 11/20/2025

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:
Dezmond Chandler	New Owner(s)	069-04-0-044.00
3916 Southview Drive		
Nashville, TN 37218		

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 **DEZMOND CHANDLER, A SINGLE MAN,** 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 the northerly 97.5 feet of Lot No. 12, Block "EE" on the Revised Plan of Fairview Subdivision as of record in Book 1130, Page 54 said Registers Office for said County, and described partially from a survey by Ralph W. C. Lambert, Surveyor, dated September 11, 1961, as follows:

Beginning at a pint at the easterly margin of Southview Road at the common front comer of Lots Nos. 11 and 12, thence with the line between said lots 11 and 12 eastwardly 375 feet to a point, the common rear corners of said lots, thence southwardly 100 feet to the southeast comer of Lot No. 12, and the northeast comer of the property conveyed to J. C. Hardin, et ux, by deed from Mattie T. Jones of record in Book 3286, Page 181, said Register's Office, thence with Hardin's north line westwardly 277.1 feet to an iron pin located 6 feet north of the south line of Lot No. 12, thence southwestwardly 98.1 feet to a point in the westerly margin of Sonthview Road, the same being 2.5 feet north of the southwest comer of Lot No. 12; thence with said margin of said Road, northwardly 97.5 feet to the point of beginning.

Being the same property conveyed to Kathryn Gant, unmarried by Warranty deed from Rick W. Orman and wife, Lisha W. Orman of record in Instrument No. 20070906-0107008 Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on September 06, 2007.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee limited liability company by Warranty deed from Kathryn Gant, an unmarried woman of record in Instrument No. 20220413-0042548 Register's Office for Davidson County, Tennessee, dated April 1, 2022 and recorded on April 13, 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 3916 Southview Drive, Nashville, TN 37218, 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 27th day of October, 2022.

Music City Rental Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Barbara C. 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 C. 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 27th day of October, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Tonya Loftin, 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 **October 27, 2022**.

Date

Tonya Loftin
Affiant Signature

October 31, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of October, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)