Karen Johnson Davidson County
Batch# 988600 DEEDWARR
04/05/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20230405-0024721

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Taylor Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2023

M.R. Schodroski
Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

M.R. SCHODROSKI ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sakina Eltom	Sakina Eltom	081-06-0-162.00
(NAME)	(NAME)	
1704B 17th Avenue North	1704B 17th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CLS Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sakina Eltom, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, 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 easterly 50 feet of Lot No. 2 on the Plan of J. Mat Williams Subdivision of Lot No. 8, of the Harding Bosley Tract, as shown of record in Book 332, page 54, Register's Office for Davidson County. Said part of said lot fronts 50 feet on the northerly side of Buchanan Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to CLS Rental Properties, LLC, by Warranty Deed from John H. Otey, Jr., April 15, 2016, of record in Instrument No. 20160428-0041390, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 332, page 52; Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2604 Buchanan Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 3rd day of April, 2023.

CLS RENTAL PROPERTIES, LLC

By: Clarence Summey
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of CLS Rental Properties, LLC, a Tennessee limited liability company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 3rd day of April, 2023.

Notary Public
My Commission Expires: _____

File No.: 37335

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Tennessee Certification of Elctronic Document

I, Christina Gilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 4/3/2023 (date of document).

Affiant Signature

4/4/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2023.

M.L. Schodroski

Notary's Signature

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL