Karen Johnson Davidson County
Batch# 1021251 DEEDWARR
06/30/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230630-0050081

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$68,000.00~~ $80,000.00 Affiant Subscribed and sworn to before me, this the 28th day of June, 2023. Notary Public My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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:
2604 Colbert Drive, LLC	New Owner(s)	084-01-0-051.00
2604 Colbert Drive	3225 McLeod Dr. Suite 100	
Nashville, TN 37206	Las Vegas, NV 89121	

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, **KENNETH DANIEL HASS AND RACHEL BETH HASS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2604 COLBERT DRVIE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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,

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.

Being the same property conveyed to Kenneth Daniel Hass and Rachel Beth Hass, husband and wife by Warranty deed from Music City Rental Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220926-0106157 Register's Office for Davidson County, Tennessee, dated September 22, 2022 and recorded on September 26, 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 28th day of June, 2023.

Kenneth Daniel Hass

Rachel Beth Hass

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 Kenneth Daniel Hass and Rachel Beth Hass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2023.



Notary Public

Certificate of Authenticity

I, Emily Manno, 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 6/28/23.

Date

Affiant Signature

6/28/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026