WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-BR-23-6720-2

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
M S Asset Management LLC	**New Owner**	
(NAME)	(NAME)	**115-13-0-048 00**
881 Bishopsgate Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CR3ATE INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M.S. ASSET MANAGEMENT LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 186 on the Plan of West Meade Hills, Section Eight, as shown on plat of record in Plat Book 3600, pages 61 and 62, Register's Office for Davidson County, Tennessee

Said Lot No 186 fronts 109 0 feet on the southeasterly side of Rodney Court and extends back between lines measuring 886 39 feet on the northeasterly side and 901 3 feet on the southwesterly side to a broken line in the rear on which it measures 288 17 feet

Being the same property conveyed to Richard D Taylor and wife, Cynthea B Taylor by Warranty deed from Michael Dennis Figlio and wife, Rita M Figlio of record in Book 4674, page 251, Register's Office for Davidson County, Tennessee, dated January 21, 1973 and recorded on January 23, 1973

Richard D Taylor, Sr, died on January 26, 2007

Being a portion of the same property conveyed to Cynthea B Taylor, Trustee of the Cynthea B Taylor Living trust, established by the Revocable Trust Agreement of Cynthea B Taylor, dated February 04, 2010 by Warranty deed from Cynthea B Taylor of record in Instrument No 20111110-0088109, Register's Office for Davidson County, Tennessee, dated October 27, 2011 and recorded on November 10, 2011

Being the same property conveyed to Cynthea B Taylor by Quitclaim deed from The Cynthea B Taylor Living Trust of record in Instrument No 20140807-0071368 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 07, 2014

Being the same property conveyed to Richard D Taylor JR , Trustee by Quitclaim deed from Cynthea B Taylor of record in Instrument No 20190910-0091350 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 10, 2019

Being the same property conveyed to Geoffrey Alan Taylor by Quitclaim deed from Richard D Taylor, Trustee of record in Instrument No 20200611-0059772, Register's Office for Davidson County, Tennessee, dated June 10, 2020 and recorded on June 11, 2020

Being the same property conveyed to Cr3ate Investments, LLC by Warranty Deed from Geoffrey Alan Taylor of record in Instrument No 20230705-0051245, Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on July 5, 2023

This conveyance is subject to

Karen Johnson Davidson County
Batch# 1022532 **DEEDWARR**
07/05/2023 10 29 00 AM 2 pgs
Fees $13 00 Taxes $3,145 00

20230705-0051246

- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 61 and 62, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3789, Page 119, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **6720 Rodney Dr, Nashville, Tennessee 37205**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF JUNE, 2023

Cr3ate Investments, LLC

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CR3ATE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 30th of June, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212