This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1024002 DEEDWARR
07/07/2023 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20230707-0052209

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $515,000

Affiant Signature

Subscribed and sworn to before me on this the 7th Day of July, 2023

Notary Public

My Commission expires 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Gabriel Jones and Sara Tate
1987 Upland Dr.
Nashville TN 37216

SEND TAX BILLS TO:
Gabriel Jones and Sara Tate
The new owner

MAP AND PARCEL NUMBER: Tax ID #: 07309016000

WARRANTY DEED

23NT00645

Effective the 7th Day of July, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Quality Properties and Rehab, LLC a Kentucky Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gabriel Jones and Sara Tate, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 382 on the Plan of Section Three, Burchwood Gardens Subdivision, of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property as conveyed to Quality Properties and Rehab, LLC a Kentucky Limited Liability Company by Warranty Deed from MUSIC CITY HOLDINGS, LLC a Texas limited liability company dated 02/21/2023 recorded 02/24/2023 in Document Number 20230224-0013121, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Richard Addison Martin, Rodney Francis Martin, Jason Martin, Aaron Martin and Chase Martin dated February 21, 2023 and filed of record in instrument number 20230223-0012952, Register's Office for
Davidson County, Tennessee, on 2/23/2023

Being the same property conveyed to Robert Lee Martin and wife, Barbara Martin by deed from Randall Phillips Builders, Inc. dated October 12, 1961, of record in Book 3286, page 33, Register's Office for Davidson County, Tennessee. The said Robert Lee Martin having since died on February 23, 2015, leaving Barbara Martin as surviving tenant by the entirety. The property was further conveyed to Barbara Ann Martin, Trustee of the Barbara Ann Martin Living Trust by deed from Barbara Ann Martin, dated August 22, 2015, of record in Instrument No. 20150831-0088088, said Register's Office. The said Barbara Ann Martin having since died on February 24, 2021. Pursuant to the Barbara Ann Martin Revocable Living Trust, upon the death of Barbara Ann Martin, the property was to go to Randal Lee Martin, Richard Addison Martin and Rodney Francis Martin, outright and fee of trust and they were named as Successor Co-Trustees. The said Randal Lee Martin having since died on May 12, 2021. The property was further conveyed to Richard Addison Martin, Rodney Francis Martin and Suzanne Starnes Martin by deed from Richard Addison Martin and Rodney Francis Martin, Co-Trustees of the Barbara Ann Martin Revocable Trust, deed dated March 28, 2022, of record in Instrument No. 20220428-0049217, said Register's Office. Suzanne Starnes Martin conveyed her interest to Jason Martin, Aaron Martin and Chase Martin by deed dated March 28, 2022, of record in Instrument No. 20220511-0053770, said Register's Office.

This is an improved property commonly known as: 1987 Upland Dr, Nashville, TN 37216-4219

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 7 day of July, 2023

Quality Properties and Rehab, LLC

By: Steve Teshak
As: Member

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Steve Teshak, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a member of Quality Properties and Rehab, LLC, the within named bargainer, a corporation, and that such member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 7 day of July, 2023

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Quality Properties and Rehab, LLC

By: Bridgette C. Teshak
As: Member

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Bridgette C. Teshak, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a member of Quality Properties and Rehab, LLC, the within named bargainer, a corporation, and that such member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 7 day of July, 2023

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/7/23 (date of document).

Emma Howard

Affiant Signature

Date: 7/7/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

