Karen Johnson Davidson County
Batch# 1038363 DEEDWARR
08/15/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,552.52
20230815-0063480

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $419,599.00. Affiant Subscribed and sworn to before me, this the 14th day of August, 2023. Notary Public My commission expires: 1-6-25

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:
Braulio Hector Garcia Eduardo Maria Luisa Araceli Barojas Valeriano Brandn Alexander Garcia	new owner	043-15-0-032.00
108 Randy Road	108 Randy Road	
Madison, TN 37115	Madison, TN 37115	

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 **BRAULIO HECTOR GARCIA EDUARDO AND MARIA LUISA ARACELI BAROJAS VALERIANO, HUSBAND AND WIFE AND BRANDON ALEXANDER GARCIA, 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 Lot No. 51 on the Plan of Rainbow Terrace Subdivision, Section V of record in Plat Book 2133, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gree L. Kelly, Jr. and wife, Tina Kelly by Warranty deed from Nicholas S. Barrass, Jr., and wife Barbara M. Barrass of record in Book 9904, page 176, Register's Office for Davidson County, Tennessee, dated December 29, 1995 and recorded on December 29, 1995.

Being the same property conveyed to Dora A. Kelly, an unmarried woman by Warranty Deed from Gree L. Kelly, Jr. and wife, Tina Kelly of record in Instrument No. 20040416-0042856, Register's Office for Davidson County, Tennessee, dated March 31, 2004 and recorded on April 16, 2004. (Value of consideration shown in aforementioned deed $93,000.00.) Being also known as 108 Randy Road Madison, Tennessee 37115.

Dora A. Kelly died intestate on September 03, 2021. See Affidavit of Heirship recorded in Instrument No. 20211220-0167835 in the Register's Office for Davidson County, Tennessee.

See also, Amended Heirship Affidavit at Instrument No. 20220225-0021607, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Rental Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Gree Leon Kelly, Patrick E. Kelly, Andrew Jason Kelly, Jr., and Aundreus JVeontay Otey of record as Instrument Number 20220315-0029958, Register's Office for Davidson County, Tennessee, dated March 4, 2022 and recorded on March 15, 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 108 Randy Road, Madison, TN 37115, 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 14th day of August, 2023.

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

By: _____

Barbara C. Weiss, Sole Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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 11th day of August, 2023.

NOTARY PUBLIC STATE OF FLORIDA
Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

_____
Notary Public

My Commission Expires: 6/24/2025

Certificate of Authenticity

I, Holly A Mason, 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 8/14/23.

Affiant Signature

8/14/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of August, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25

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