Karen Johnson Davidson County
Batch# 1040927 DEEDWARR
08/21/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,319.90
20230821-0065159

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 627,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Julian and Rachael Julian	New Owner	161-06-0-251-00
(NAME) 719 McMurray Drive	2109B 23rd (NAME) Ave N	
(ADDRESS) Nashville, TN 37211	(ADDRESS) 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, WE,

REHABN LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICK JULIAN AND RACHAEL JULIAN, HUSBAND AND WIFE,

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 known as Parcel 251 on the Metropolitan Government's Tax Map 161-6 and being described according to a Property Survey prepared by John Kohl & Company, P.C. dated July 16, 1996, as follows:

Beginning at a point in the Southerly margin McMurray Drive at the Northwest corner of Lot 11, Huntington Park, Section Five ("Huntington Park Section Five"), as of record in Book 4660, Page 47, Register's Office for Davidson County, Tennessee; thence with the Western boundary of Lots 11, 3 and 4, Huntington Park Section Five, South 9° 7' 52" West, a distance of 308.00 feet to an iron pin set at the Northeast corner of the M. Buford De Ford, Jr. Property (the "De Ford Property") as shown on the plat of record in Book 4715, Page 196, said Register's Office; thence with the Northern boundary of the De Ford Property, North 81° 05' 00" West, a distance of 99.30 feet to an iron pin set at the Northwest corner of the De Ford Property; thence with the Eastern boundary of Lot 153, Huntington Park, Section Two (Huntington Park Section Two"), as of record in Book 4175, Page 108, said Register's Office, North 8° 55' 09" East, a distance of 92.72 feet to an existing concrete monument; thence, with the northern boundary of Lots 153 and 152 Huntington Park Section Two, North 70° 29' 40" West, a distance of 12.25 feet to an existing iron pin at the southeastern corner of Lot 2, McMurray Estates Resubdivision, as of record in Plat Book 4715, Page 46, said Register's Office; thence, with the eastern boundary of said Lot 2, North 9° 54' 16" East, a distance of 217.55 feet to an existing iron pin in the southern margin of McMurray Drive, thence along the southern boundary of McMurray Drive, along a curve to the left with Delta 13° 00' 04", Radius 480.69', Tangent 54.77", Length 109.07", Chord South 78° 42' 55" East 108.84', to the iron pin set in the point of beginning.

LT&E File #20385

The above description has been prepared from a "Property Survey for Jon E. Coleman" dated July 16, 1996 and prepared by John Kohl & Company, P.C., File No. 23009-292; 400 7th Avenue South, Nashville, TN 37203, Phillip B. Taylor, Tennessee Registered Land Surveyor No. 1459.

Being the same property conveyed to ReHABN LLC, a Tennessee Limited Liability Company by Deed dated November 17, 2022 from Music City Holdings, LLC, a Texas limited liability company, recorded November 18, 2022, in Instrument Number 20221118-0122730, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 719 McMurray Drive, Nashville, TN 37211

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 hand(s) this 18th day of August, 2023

ReHABN LLC, a Tennessee Limited Liability Company

By: _____
Beau Burns, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Beau Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of ReHABN, LLC the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such Officer.

Witness my hand and seal, this 18th day of August, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #20385

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 8/18/2023 (date of document).

Affiant Signature

8/18/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of AUGUST, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

