Karen Johnson Davidson County
Batch# 1046269 DEEDWARR
09/05/2023 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230905-0069380

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2448

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of August, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shelby Rutland and Deanna Rutland 907 Lischey Avenue Nashville, TN 37207	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	082-03-0-474.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Music City Real Estate Flipping LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelby Rutland, an unmarried woman, and Deanna Rutland, an unmarried woman

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 Lot No. 4 on the Plan of Sharpe and Crutcher's Addition of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 4 fronts 50 feet on the Easterly side of Lischey Avenue, formerly North 4th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Roberta Easley, unmarried by Warranty deed from The Nashville Homestead Corporation of record in Instrument No. 20010427-0042527 Register's Office for Davidson County, Tennessee, dated April 20, 2001 and recorded on April 27, 2001.

Being the same property conveyed to Roberta Easley and Tiffany Renee Easley as tenants in common with rights of survivorship by Quit Claim deed from Roberta Easley of record in Instrument No. 20210303-0027101 Register's Office for Davidson County, Tennessee, dated January 13, 2021 and recorded on March 03, 2021.
Being the same property conveyed to Music City Real Estate Flipping, LLC, a Tennessee Limited Liability Company by Warranty deed from Roberta Easley and Tiffany Renee Easley as Tenants in Common with rights of survivorship of record in Instrument No. 20230406-0025133 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 06, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 907 Lischey Avenue, Nashville, TN 37207

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 so 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.

Dated this the 30th day of August, 2023.

Music City Real Estate Flipping LLC, a Tennessee Limited Liability Company

By: _____
Jose Eduardo Gonzalez, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Williams of the state and county mentioned, personally appeared Jose Eduardo Gonzalez, President of Music City Real Estate Flipping LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Music City Real Estate Flipping LLC, the within named bargainor, a Limited Liability Company, and that such Jose Eduardo Gonzalez, President of Music City Real Estate Flipping LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Brentwood, TN this 30th day of August, 2023.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5-10-24

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 8/30/23.

Affiant Signature – Joshua A. Terry

9/5/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/5/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27