2024-0127

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1115168 DEEDWARR
03/26/2024 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $4,606.50
20240326-0020901

ADDRESS NEW OWNER:

Mike G Carter
Karen L Carter
2670 Morgan Road
Joelton, Tennessee 37080

SEND TAX BILL TO:
New owner

MAP 015
GROUP 00 0
PARCEL 287.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Real Estate Rentals LLC., a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Mike G Carter and Karen L Carter, a married couple, as Tenants by the Entirety,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Salcedo's Subdivision of record in Instrument No. 20040506-0051885, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

INCLUDED in this conveyance is the right of Ingress and Egress to the Private Access Road as depicted on the plat of record in Instrument No. 20040506-0051885, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Real Estate Rentals LLC by QuitClaim Deed from 1 Public Homes LLC, dated February 23, 2024 and filed for record on February 26, 2024 in Instrument No 20240226-0012817, Register's Office for Davidson County Tenneessee.

Being the same property conveyed to 1 Public Homes LLC by Substitute Trustee's Deed from Clear Recon, LLC, as Substitute Trustee for Oldham & Dunning, LLC, Trustee, dated March 17, 2023 and filed of record March 22, 2023 in Instrument No. 20230322-0020794, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Salcedos, of record in Instrument 20040506-0051885, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Instrument No. 20051121-0140484, said Register's Office.
4. Agreement for Private Road Maintenance of record in Instrument No. 20040323-0032469, said Register's Office.

5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **2670 Morgan Road, Joelton, Tennessee 37080**.

Such an 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 **Mike G Carter and Karen L Carter, a married couple, as Tenants by the Entirety**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 11th day of March 2024.

Real Estate Rentals LLC., a Tennessee limited liability company

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Real Estate Rentals LLC., a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee limited liability company as such Managing Member.

WITNESS my hand and official seal at office this 11th day of March 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is ~~$0.00~~ $1,245,000.00

AFFIANT

Subscribed and sworn to before me on this 11th day of March 2024.

NOTARY PUBLIC
My Commission Expires: 8/15/27

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/11/24 (date of document).

Affiant Signature

3/25/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of March, 2024.

Notary's Signature

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26