# WARRANTY DEED

Karen Johnson
Batch # 1120153
04/08/2024 10:44:25 AM
Fees: $13.00 Taxes: $2,090.50
20240408-0024674

Davidson County
DEEDWARR
2 pgs

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

G-P-24-2205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Rebecca Lynne Hannah** | FirstBank | |
| (NAME) | (NAME) | **119-02-0B-003.00-CO** |
| **2205 Miller Street** | 722 Columbia Avenue | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37210** | Franklin, TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MT RENTAL PROPERTIES LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA LYNNE HANNAH, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 3 of Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Rose Evelyn Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 201912230131944, as amended in Instrument No. 202008130090425, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the Units, Property, Co-Owners, and Tenants of Rose Evelyn Homes contained in said Declaration the Plat file and Exhibit "B" to said Declaration appearing in Instrument No. 201912230131944 and By-Laws appended there to as Exhibit "C" said Register's Office are incorporated hereby and made a part of the same as though copied herein for a more complete identification and description.

Being a portion of the same property conveyed to MT Rental Properties LLC, a Limited Liability Company by Warranty deed from Rose Evelyn Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211001-0132567 Register's Office for Davidson County, Tennessee, dated September 28, 2021 and recorded on October 01, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 142, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Instrument Number 201905310052135, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20191223-0131944, as amended in Instrument Number 20200813-0090425, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Rose and Evelyn Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20191223-0131944, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication for Public Right-of-Way of record in Instrument Number 20191203-0124339, in the Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions of Covenants for Stormwater Facilities and Systems of record in Instrument Number 20181119-0113807, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2205 Miller Street, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF APRIL, 2024.

MT Rental Properties LLC, a Limited Liability Company

BY:_____
Servio T. Arias
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERVIO T. ARIAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MT RENTAL PROPERTIES LLC, A LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of April, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212