Warranty Deed

Karen Johnson Davidson County Batch# 1124498 DEEDWARR 04/18/2024 02:14:30 PM 3 pgs Fees: $18.00 Taxes: $2,016.50 20240418-0027911	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $545,000.00. Affiant Subscribed and sworn to before me, this the 17th day of April, 2024. Notary Public My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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:
Katherine Palmer Justin Stevens	Legacy Home Loans, LLC DBA Steadfast Mortgage	061-06-0-165.00
628 Maplewood Lane	1036 Stearman Drive Ste 6	
Nashville, TN 37216	White House, TN 37188	

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 **KATHERINE PALMER, AN UNMARRIED PERSON, AND JUSTIN STEVENS, AN UNMARRIED PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

The following tract or parcel of land, to-wit:

Being Lot No. 1 on the Resubdivision of Lot No. 248 and a portion of Lot No. 249 of Maplewood Heights, Second Addition of record in Plat Book 5190, Page 367, Register's Office for Davidson County, Tennessee.

Beginning at the corner of Lots No. 1 & 2 on the Southerly side of Maplewood Lane and extending back between said two lots Southerly 249.75 feet; thence South 74 degrees 42 minutes 59 seconds East 87 feet to the Easterly margin of Hutson Avenue; thence with the same Northerly 236.01 feet to the beginning of a curve; thence around said curve Northwesterly 43.74 feet to the Southerly margin of Maplewood lane; thence with the same Westerly 58.48 feet to the point of beginning.

Being the same property conveyed to John A. Hunter, Sr., unmarried, and Carolyn D. Kennedy, unmarried by Warranty deed from May W. Parker, unmarried of record in Book 6986, page 105, Register's Office for Davidson County, Tennessee, dated September 12, 1986 and recorded on September 22, 1986.

The said John A. Hunter Sr., having since died on or about September 3, 2003 leaving his spouse Carolyn D. Kennedy-Hunter and his son John Hunter, Jr. as his only heirs at law as evidenced by Affidavit of Heirship of record in Instrument 20220404-0038497, in the Register's office of Davidson County, Tennessee - Affiant is Burness G. Drew. And Affidavit of Heirship of record in Instrument 20220404-0038498, in the Register's office of Davidson County, Tennessee - Affiant is Harold D. Goins.

Being the same property conveyed to Music City Rental Holdings, LLC by Warranty deed from Carolyn D. Kennedy-Hunter and John Hunter, Jr of record in Instrument No. 20220404-0038499 Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 4, 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 628 Maplewood Lane, Nashville, TN 37216, 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 16th day of April, 2024.

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 16th day of April, 2024.

_____
Notary Public

My Commission Expires: 6/27/2025

Otto V Latimer Jr
Commission # HH 139323
Commission Expires 06-24-2025
Bonded Through - Cynanotary
Florida - Notary Public

True Copy Certification

I, **Pam Autry,** 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 this the 17th day of April, 2024.

Affiant Signature

Date 4-17-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024