RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N Mt Juliet Rd. Ste 203
Mt Juliet, TN 37122
File No.: QWB-20129-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139666 DEEDWARR
05/28/2024 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20240528-0039214

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of Mar, 2024

NOTARY PUBLIC

My commission expires: 7/25/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd. Ste 203, Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester C. Robertson 607 Cottonwood Dr Nashville, TN 37214	Same address as new owner	096-10-0-056

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($385,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **READY HOME RENTALS, LLC, A SOUTH CAROLINA LIMITED LIABILTY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LESTER C. ROBERTSON, SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of A Subdivision of a Part of the J.E. Richmond Property, Cloverhill, Section No. II, of record in Book 2133, page 46, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ready Home Rentals, LLC, a South Carolina limited liability company, from Yvonne J. Capps, unmarried, by Warranty Deed dated November 20, 2023 and recorded November 22, 2023 in Instrument #20231122-0090856, said Register's Office.

Being the same property conveyed to Yvonne J. Capps, unmarried, from Yvonne J. Capps, unmarried, and Jason Capps, unmarried, a formerly married couple who were divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee, Case No. 14D-1250, by Quitclaim Deed dated December 14, 2021 and recorded January 12, 2022 in Instrument #20220112-0004129, said Register's Office.

Being the same property conveyed to Yvonne J. Capps, wife and husband, from Yvonne J. Capps, fka Yvonne J. Toomey, and Jason Capps, wife and husband, by Quitclaim Deed dated October 25, 2008 and recorded November 4, 2008 in Instrument #20081104-0109814, said Register's Office.

Being the same property conveyed to Yvonne J. Toomey, a single woman, from Gary D. McIntyre, a single man, and Walter L. McIntyre and Alice W. McIntyre, husband and wife, by Warranty Deed dated June 15, 2001 and recorded June 28, 2001 in Instrument #20010628-0068569, said Register's Office. Said

deed re-recorded July 29, 2002 in Instrument #20020729-0090541 to correct the plat page number in the legal description.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 607 Cottonwood Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 26 day of March, 2024

GRANTOR(S)

Ready Home Rentals, LLC, a South Carolina Limited Liability Company

By: David Stelzl, Jr. Chief Executive Member
David Stelzl, Jr., Chief Executive Member

STATE OF North Carolina
COUNTY OF Iredell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Stelzl, Jr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself to be the Chief Executive Member of Ready Home Rentals, LLC, the within named bargainor and that as such Member being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said David Stelzl, Jr, as such Chief Executive Member.

WITNESS my hand and seal, this the 26 day of March, 2024.

Tony D. Gillion
Notary Public

Tony D. Gillion
Printed Notary Name

My commission expires: 5-28-2024

Tony D Gillion
NOTARY PUBLIC
Iredell County, NC
My Commission Expires May 28, 2024

WITNESS MY/OUR HANDS, this 26th day of March, 2024

GRANTOR(S)

Ready Home Rentals, LLC,
a South Carolina Limited LiabilityCompany

By: _____, member
Dana F. Stelzl, Member

STATE OF South Carolina
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dana Stelzl, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon her oath acknowledged herself to be the Member of Ready Home Rentals, LLC, the within named bargainor and that as such Member being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Dana Stelzl, as such Member.

WITNESS my hand and seal, this the 26 day of March, 2024.

JULIE GORDON CARNES
NOTARY PUBLIC
State of South Carolina
My Commission Expires Apr. 19, 2026

_____
Notary Public

Julie Gordon Carnes
Printed Notary Name

My commission expires: 4/19/2026

Tennessee Certification of Electronic Document

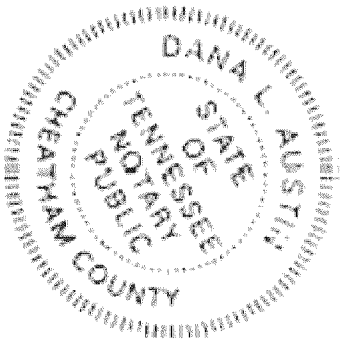
I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 27, 2024.

Elizabeth Levsen

Date: March 27, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this March 27, 2024.



Notary Public
My Commission Expires: 7/25/26