Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-CDS-24-126

Karen Johnson
Batch # 1145596
06/11/2024 09:39:16 AM
Fees: $18.00 Taxes: $962.00

Davidson County
DEEDWARR
3 pgs

20240611-0043546

Name and Address of New Owner:
Jaime Molina and Nancy Encalada
126 Harris Street
~~Nashville~~, TN 37115
MADISON

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 04313041400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **CDS Rentals, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jaime Osvaldo Molina, single and Nancy Yolanda Encalada, single, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Madison Realty Company's Subdivision of record in Plat Book 574, Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl E. Collins and Rita B. Collins, husband and wife, by Warranty Deed from Clifford R. Thrasher, a married man, and Linda Thrasher, his wife, of record in Book 11766, Page 157, Register's Office for Davidson County, Tennessee, dated November 22, 1999 and recorded on December 2, 1999.

Carl E. Collins having since died November 28, 2013.

Being a portion of the same property conveyed to CDS Rentals, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Rita B. Collins, an unmarried person, of record in Instrument No. 20170803-0079160 Register's Office for Davidson County, Tennessee, dated August 2, 2017 and recorded on August 3, 2017.

Being improved property known as **126 Harris Street ~~Nashville~~ Madison, TN 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of June, 2024.

CDS Rentals, LLC, a Tennessee Limited Liability Company

By: _____
Charles D. Schutza, Member

State of Louisiana
County of Bossier

Before me, Revreda James, Notary Public of the state and county mentioned, personally appeared Charles D. Schutza 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 the Member of CDS Rentals, LLC, a Tennessee Limited Liability Company, the within named

bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 6th day of June, 2024.

Notary's Signature
My commission expires: for life

REVREDA JAMES
NOTARY PUBLIC
CADDO PARISH
LOUISIANA
NOTARY ID NO. 26503

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of June, 2024.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2024

File No. GNT-24-3376