THIS DOCUMENT PREPARED WITHOUT TITLE SEARCH BY:
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File No. 2024-090

Karen Johnson Davidson County
Batch # 1158575 DEEDWARR
07/16/2024 01:44:06 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20240716-0053464

Property Address: 646 President Ronald Reagan Way,
Nashville, TN 37210 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Danny R. Guinn by and through his attorney-in-fact, Grant W. Guinn, said Power of Attorney of record as Instrument No. 20240703-0050165 in the Register's Office of Davidson County, Tennessee**, hereinafter referred to as "Grantor," has this day granted, bargained and sold, and by these presents does hereby transfer and convey unto **646PresidentReaganRental, LLC**, its successors, and assigns, hereinafter "Grantee," the hereinafter described tract of land and real property, together with all improvements located thereon, lying in the County of **Davidson**, State of Tennessee, and more particularly described as follows:

Being that certain real property shown as Assessor's Map 093, Group 11 0C, Parcel 31.00 in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Unit No. 31 on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee to which master deed reference is hereby made for a more particular description of said unit together with an undivided interest in the common elements as shown on said master deed.

Subject to those certain Sewer Easements of record in Book 6807, page 851, and Book 6974, page 969 in the Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on the Plan of Rutledge House Condominiums, of record in Book 6200, page 318, amended in Book 11700, page 26 in the Register's Office of Davidson County, Tennessee.

Subject to that certain Master Deed for Rutledge House Condominiums of record in Book 11687, page 739 in Register's Office of Davidson County, Tennessee.

This being the same real property conveyed to Danny R. Guinn (being one and the same as Danny Ray Guinn) by deed of Melanie W. Guinn (being one and the same as Melanie Carol Guinn) dated June 25, 2024 and of record as Instrument No. 20240709-0051445 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, restrictions, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the premises aforesaid unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging. Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized and possessed of an indefeasible estate in fee in the premises hereby conveyed; that the premises are free and clear of any encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will warrant and defend the title to said premises unto Grantee, forever, against the lawful claims and demands of all persons whomsoever.

Grantor, and persons rightfully claiming under Grantor will, from time to time and at all times, at the request and cost of Grantee, execute all such further assurances for the further or more perfectly satisfactorily assuring and confirming said hereditaments and premises hereby granted as shall be necessary to effectuate the purposes of this instrument.

This document was prepared without benefit of updated survey and preparer of this document makes no representation as to acreage, square footage, boundaries, or any other matters that would or should be disclosed by inspection and accurate survey.

This document was prepared by information provided by the parties without benefit of a title search, and preparer of this document makes no claim or warranties as to the status or insurability of the title.

WITNESS Grantor's hands this 11th day of July, 2024.

Danny R. Guinn by and through his Attorney-in-Fact, Grant W. Guinn

STATE OF TENNESSEE
COUNTY OF HENRY

On this the 11th day of July, 2024, before me personally appeared Danny R. Guinn, by Grant W. Guinn, as his/her Attorney in Fact, known to me or satisfactorily proven, to be the party executing the foregoing instrument and such acknowledged that such party executed same as such party's free act and deed.

Notary Public

JOSHUA BOWDEN
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY

My Commission expires: 1/26/27

Owner and Parties Responsible for Taxes:
646PresidentReaganRental, LLC
12 Middleton Street
Nashville, TN 37210

STATE OF TENNESSEE
COUNTY OF HENRY

I swear and affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is $505,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lynnette Hays
AFFIANT

Sworn to and subscribed before me this, the 11th day of July, 2024.

Notary Public

My commission expires: 1/22/27

JOSHUA BOWDEN
STATE OF TENNESSEE NOTARY PUBLIC
HENRY COUNTY