# Warranty Deed

| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1164943 DEEDWARR<br>08/01/2024 01:49:30 PM 3 pgs<br>Fees: $18.00 Taxes: $999.00<br>20240801-0058496 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $270,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 31st day of July, 2024.<br><br>Notary Public<br><br>My commission expires: |

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

**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: |
|---|---|---|
| Design Rentals I, LLC and Design Rentals II, LLC | SAME | 096-11-0A-047.00-CO |
| 2843 Coachville Pk | | |
| Nashville, TN 37217 | | |

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, **PATRICIA M. SWEENEY, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DESIGN RENTALS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND DESIGN RENTALS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A Condominium in Davidson County, Tennessee, being Unit F-4 of Phase VI, Hickory Place Condominiums, as shown on Exhibit "C" to the Amendment to the Master Deed of Hickory Place Condominiums of record in Book 7015, Page 192, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Unit F-4 being part of the unit plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795, said Register's Office.

Being the same property conveyed to Patricia M. Sweeney, as her sole and separate estate by Warranty Deed from John S. Lozier, an unmarried man of record in Instrument No. 20171023-0108175 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 23, 2017.

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 344 Hickory Place, Nashville, TN 37214, 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.

**This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~31~~ 29th day of July, 2024.

Patricia M. Sweeney

**Patricia M. Sweeney**

STATE OF Delaware
COUNTY OF Sussex

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia M. Sweeney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of July, 2024.

Stephanie C Schnaible

Notary Public

My Commission Expires: Oct. 13, 2026

STEPHANIE C SCHNAIBLE
Notary Public
State of Delaware
My Commission Expires on Oct 13, 2026

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 July 29, 2024.

Affiant Signature Date 8/1/24

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 1st day of August, 2024,

Notary Public
My Commission Expires:

