WARRANTY DEED

Karen Johnson Davidson County
Batch# 1200942 DEEDWARR
11/04/2024 07:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20241104-0085279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson and Connor PLLC
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024110170

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CLS RENTAL PROPERTIES, LLC		
(NAME)	(NAME)	
P. O. Box 325	SAME AS NEW OWNER	09203019500
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JOHN H. OTEY,III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLS RENTAL PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A"

THISIS NOT AND HAS NEVER BEEN MARITAL PROPERTY FOR GRANTOR.

unimproved ☐
This is improved ☐ property, known as 2230 Morena Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Executed by our hands this the 17 Day of January 2024.

X _____
John H. Otey, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me Andre Johnson, a Notary Public, personally appeared **John H. Otey, III** to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17 Day of January 2024.

_____
Notary Public

My Commission expires: 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Manson Johnson Conner PLLC
1720 West End Ave, Suite 300
Nashville, TN 37203

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 19 on the Plat of a Subdivision of Lot No. 3, Harding Lytle Tract, as of record in Book 547, Page 72, Register's Office for said County.

Said Lot No. 19 fronts 72.4 feet on the northerly side of Morena Street and runs back 166.3 feet on the westerly line with the easterly margin of 23rd Avenue North (known as 24th Avenue North) and 165.91 feet, more or less, on the easterly line to an alley, measuring 67.1 feet thereon.

Being the same property conveyed to John H. Otey, III, by deed, as of record in Instrument No. 20110603-0042890, in the Office of the Register of Deeds for Davidson County, Tennessee.

This is improved property is known as 2230 Morena Street, Nashville, Davidson County Tennessee 37208.

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 01/15/2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date November 1, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on November 1, 2024.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

