Karen Johnson Davidson County
Batch # 1260154 DEEDWARR
04/15/2025 10 43 59 AM 2 pgs
Fees $13 00 Taxes $1,110 00
20250415-0028574

Prepared by
Quality Title Group, LLC
6389 N Quail Hollow, Suite 201
Memphis, TN 38120

Firm File No. 25-7680

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of March, 2025, by and between **James W. Crede and Natalie M. Crede, husband and wife** party of the first part, hereinafter called Grantor and **Sobe Rental Holdings LLC, a Florida Limited Liability Company,** party of the second part, hereinafter called Grantee.

WITNESS. That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of, Shelby State of Tennessee, to wit

Land situated in Davidson County, Tennessee

Lot 43, on the Plan of Moss Rose Estates, as shown on plat of record in Plat Book 4860, Page 112, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Natalie M. Crede and James W Crede, wife and husband by Warranty Deed of record at Instrument No. 20180709-0065854, dated 07/02/2018 and recorded 07/09/2018, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, hereinafter called Grantee, his/her/its/their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part, hereinafter called Grantee that it is lawfully seized in fee of the aforedescribed real estate, that it has a good right to sell and convey the same; that same is unencumbered except for

Davidson County taxes for the year 2025, a lien, not yet due and payable. Subdivision restrictions, building lines and easements of record in Plat Book 4860, Page 112, in the Register's Office of Davidson County, Tennessee. Easement(s) of record at Instrument No. 20180627-0062037 and Scrivener's Affidavit at 20180709-0065850, in the aforesaid Register's Office. Declaration of Covenants, Conditions and Restrictions of record at Book 5039, Page 359; Book 5138, Page 645; Book 5311, Page 345 and Book 5910, Page 336, in the aforesaid Register's Office

The party of the first part further warrants that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof

WITNESS the signature of the party of the first part the day and year first above written

James W. Crede

Natalie M. Crede

STATE OF TENNESSEE
COUNTY OF Blount

On this 24TH day of March, 2025, before me personally appeared James Crede and Natalie Crede, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 24TH day of March, 2025

URSULA C HONIGMAN STATE OF TENNESSEE NOTARY PUBLIC MONROE COUNTY

Notary Signature
My commission expires: 03/02/2027

Property Owner & Address. Sobe Rental Holdings LLC,
450 Alton Rd #1505
Miami Beach, FL 33139

Tax Parcel No. 073-06-0-061

Property Address. 212 Morganmeade Court
Nashville, TN 37216

Mail Tax Bills To Sobe Rental Holdings LLC,
450 Alton Rd #1505
Miami Beach, FL 33139

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **300,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale

Affiant

SUBSCRIBED AND SWORN TO before me this 25th day of March, 2025

Notary Public

My Commission Expires. _____

L.A. QUINN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-7-2027

After Recording Return to: