Warranty Deed

Karen Johnson Davidson County Batch# 1350696 DEEDWARR 11/25/2025 11:11:30 AM 3 pgs Fees: $18.00 Taxes: $1,428.20 20251125-0094023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $386,000.00. Affiant Subscribed and sworn to before me, this the 20th day of November, 2025. Notary Public My commission expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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:
Nicholas A. Messerly	NEW OWNER	073-06-0-061.00
310 Evanston Avenue		
Nashville, TN 37207		

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, **SOBE RENTAL HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS A. MESSERLY, A SINGLE PERSON**, 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:

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.

Being the same property conveyed to Natalie M. Crede and James W. Crede, wife and husband by Warranty Deed from Gregory W. Greenwell, an Unmarried man of record in Instrument No. 20180709-0065854 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 09, 2018.

Being the same property conveyed to Sobe Rental Holdings LLC, a Florida Limited Liability Company by Warranty Deed from James W. Crede and Natalie M. Crede, husband and wife of record in Instrument No. 20250415-0028574 Register's Office for Davidson County, Tennessee, dated March 25, 2025 and recorded on April 15, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 212 Morganmeade Court, Nashville, TN 37216, 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of November, 2025.

Sobe Rental Holdings LLC, a Florida Limited Liability Company

By: _____
Benjamin A. Toaff, Managing Member

STATE OF FLORIDA
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin A. Toaff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Sobe Rental Holdings LLC, a Florida Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 19th day of November, 2025.

_____
Notary Public

My Commission Expires: 6/24/2029

Otto V Latimer Jr
Commission # HH 662978
Commission Expires 06-24-2029
Bonded Through - Cynanotary
Florida - Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make 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 11-20-2025.

Affiant Signature

24th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

