Karen Johnson
Batch # 1432861
06/12/2026 08:03:30 AM
Fees: $13.00 Taxes: $185.00
Davidson County
DEEDWARR
2 pgs
20260612-0053254

WARRANTY DEED

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION [illegible] GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLS Rental Properties, LLC, a Tennessee limited liability company	CLS Rental Properties, LLC	092-02-0-351.00
(NAME)	(NAME)	
709 South Summerfield Drive	709 South Summerfield Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **C & D Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS Rental Properties, LLC, a Tennessee limited liability company,** 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:

A certain parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot 37 on the Plan of the Division of the Boyd McNairy Tract as of record in the Front Fly Leaf of Book 16, Register's Office for said County and being the south part of Lot No. 7 on the unrecorded plan of Fisk University Subdivision of the Burrus Tract as follows:

Said part of lot fronts 45.42 feet on the northerly side of MeHarry Boulevard and runs back 84.19 feet on the westerly line and 98.41 feet on the easterly line to the margin of a controlled access highway which measures 46.82 feet.

Being the same property conveyed to CLS Investment Properties, Inc., a Tennessee corporation, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-2, dated March 4, 2009, of record in Instrument No. 20090309-0021182, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to C & D Rental Properties, LLC, a limited liability company, by Quitclaim Deed from CLS Investment Properties Inc., a Tennessee corporation, dated March 6, 2008, of record in Instrument No. 20090309-0021183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4467, page 131; Easement for sewers of record in Book 4476, page 249; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2500 Meharry Blvd., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 8th day of June, 2026.

C & D RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Ashley R. Hicks
Its: Member

By: Clarence Summey
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ashley R. Hicks and Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of C & D Rental Properties, LLC, and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members of C & D Rental Properties, LLC.

WITNESS my hand and official at Franklin, Tennessee, seal this 8th day of June, 2026.

Notary Public
My Commission Expires: _____

File No.: 40258

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027