WARRANTY DEED

Karen Johnson
Batch # 1480467
10/05/2026 08:21:23 AM
Fees: $13.00 Taxes: $222.00

20261005-0091239

Davidson County
DEEDWARR
2 pgs

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 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, a Tennessee limited liability company	092-06-0-428.00
(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:

The following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being the northerly 22 feet of Lot No. 18 and the southerly 21 feet of Lot No. 17 on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 43 feet on the westerly side of Lena Street and run back between parallel lines 128 feet to a dead line.

Being a portion of the property that was conveyed to C & D Rental Properties, LLC, by Warranty Deed from Ronnie Osborne, dated February 26, 2016, of record in Instrument No. 20160219-0016195, 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; all matters appearing on the Map of record in Book 1835, page 8; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 803 Lena Street, 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 30th day of September, 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 & 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, a Tennessee limited liability company 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.

WITNESS my hand and official at Franklin, Tennessee, seal this 30th day of September, 2026.

Notary Public
My Commission Expires: _____

File No.: 40505

