WARRANTY DEED

Karen Johnson Davidson County
Batch# 313359 **DEEDWARR**
11/08/2019 09:24:16 AM 2 pgs
Fees: $13.00 Taxes: $467.31

20191108-0115566

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126.300

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF OCTOBER, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Music City Holdings LLC	New owner	
(NAME)	(NAME)	08107048600
1914 10th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, WE, **Sylvia Edwards, Herman DeBerry, Elizabeth DeBerry, Latashia DeBerry, Corey North, JaTonya Willis, and Kanitha Ellis**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 33 1/3 feet of Lot No. 20 in the Subdivision of Lot No. 2 of the Thomas Woodard property, a Plan of which Subdivision is of record in Plat Book 2, page 104, Chancery Court at Nashville.

Said northerly part of Lot No. 20 fronts 33 1/3 feet on the easterly side of 10th Avenue, North, formerly Maple Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to **Being the same property conveyed to HERMAN A. DEBERRY, JR. AND WIFE, ANNIE PEARL DEBERRY, by deed from J.L. TURNER AND WIFE, CORNELIA I. TURNER, of record in Book 4586, page 142, dated March 22, 1972, said Register's Office. The said Herman A. Deberry having since died on or about September 17, 2000, leaving Annie Pearl Deberry as the remaining Tenant by the Entirety. The said Annie Pearl Deberry having since died intestate on or about June 17, 2019, leaving her heirs at law Herman DeBerry, III, Sylvia Edwards, Elizabeth DeBerry, Latashia DeBerry, Kanitha Ellis, JaTonya Willis, and Corey North pursuant to Affidavit of Heirships of record in Instrument No. 20190905-0089579 and** 20191108-0115564 and 20191108-0115565 **, said Register's Office.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1914 10th Ave N 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 hand this 30th day of October, 2019.

Sylvia Edwards

Herman DeBerry, III

Elizabeth DeBerry

Latashia DeBerry

Corey North

JaTonya Willis

Kanitha Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Herman DeBerry, III, Sylvia Edwards, Elizabeth DeBerry, Latashia DeBerry, Kanitha Ellis, JaTonya Willis, and Corey North**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON