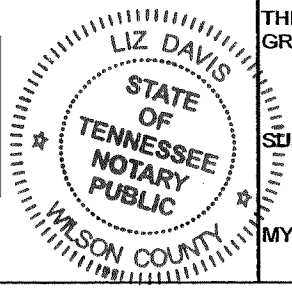
WARRANTY DEED

Karen Johnson Davidson County
Batch# 381916 DEEDWARR
04/06/2020 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20200406-0036204



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings LLC, a Texas Limited Liability Company	SAME AS GRANTEE	07408019800
(NAME)	(NAME)	
193 Bonnalee Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Jacinda Planicka, a married woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Music City Holdings LLC, a Texas Limited Liability Company, hereinafter called the GRANTEE, their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 878, Section Eight Hermitage Hills, as shown on Plat of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Scott Jarvis and Jacinda Jarvis by Warranty Deed from Keith L. Dyer, dated 02/27/2009 and recorded 03/04/2009, of record in Instrument 200903040018979, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jacinda Planicka, dated March 16, 2020 and recorded on 04/06/2020, of record in Instrument 202004060036203 Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 3600, Page 24, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 193 Bonnalee Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 681745
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of March, 2020.

Jacinda Planicka

Jacinda Planicka

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacinda Planicka, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of March, 2020.

Darrell Curtis

Notary Public: Darrell Curtis
My Commission Expires: 10/13/2023

Notarized online using audio-video communication

DARRELL CURTIS
ID NUMBER
130402946
COMMISSION EXPIRES
OCTOBER 13, 2023

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

