WARRANTY DEED

Karen Johnson Davidson County
Batch# 389344 DEEDWARR
04/21/2020 01:17:40 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20200421-0041830

J-BS-20-609

MICHAEL KYLE HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-22-2020

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Victoria Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2020.

Michael Kyle Holden
Notary Public

MY COMMISSION EXPIRES: 6-22-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
214 2nd Avenue North Suite 203		**61-2-4.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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 consideration, the receipt of which is hereby acknowledged, **JASON OVERTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 222 on the Plan of Gra-Mar Acres, Section Eight, of record in Plat Book 2331, Page 110, Register's Office for said County.

Said Lot 222 fronts 90 feet on the northerly side of Marswen Drive and extends back 239.2 feet on the easterly line and 220.1 feet on the westerly line, to a dead line, measuring 53 feet thereon.

Being the same property conveyed to Sheryl Alexander, an unmarried woman, by Quitclaim Deed from Sheryl Alexander, formerly known as Sheryl Overton, an unmarried woman, recorded August 1, 2008 in Instrument No. 20080801-007924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheryl Overton, a married woman, by Quitclaim Deed from Jerome Overton, a married man, recorded December 12, 2003 in Instrument No. 20031212-0178546, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheryl Overton, a married woman, by Warranty Deed from Michael A. Douglas and Christyne M. Douglas, husband and wife, recorded October 9, 2003 in Instrument No. 20031009-0149976, re-recorded in Instrument No. 20031212-0178547, Register's Office for Davidson County, Tennessee.

The said Sheryl Alexander (formerly known as Sheryl Overton) having since died intestate on September 12, 2018 and whose probate estate was administered in the Probate Court for Davidson County, Tennessee, under Docket No. 18P-1958, naming Jason Overton as her heir-at-law.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 110, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 Marswen Drive, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 hand(s) this the 17th DAY OF APRIL, 2020.

Jason Overton by Victoria Marshall, Attorney-In-Fact
Jason Overton by Victoria Marshall, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA MARSHALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JASON OVERTON, and who acknowledged he/she/they executed the same as the free act and deed of the said JASON OVERTON.

Witness my hand and official seal, this the 17th of April, 2020.

Notary Public
My Commission Expires: 6-22-2020
(SEAL)

MICHAEL KYLE HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-22-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212