Karen Johnson Davidson County
Batch# 395758 DEEDWARR
05/05/2020 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $581.64
20200505-0046789

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203020 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$157,200.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of April, 2020. Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2020, among:

ESTATE OF YVONNE YOUNG CLARK

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real estate in Davidson County, Tennessee, being the northwest part of Lot No. 395 on the Map of D. T. McGavock and Others Addition to the Town of

Nashville, as of record in Book 21, Page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 18th Avenue North, as now located, and runs back between parallel lines 110 feet to a dead line.

Being the same property conveyed to William F. Clark, Jr. and wife, Yvonne Young Clark by Warranty Deed from Edward Shoffner, Jr. and wife, Mary Ruth Shoffner of record in Book 2488, Page 471, Register's Office for Davidson County, Tennessee, dated January 11, 1956 and recorded on January 12, 1956.

William F. Clark, Jr. predeceased Yvonne Young Clark leaving her surviving tenant by the entirety. Yvonne Young Clark died January 27, 2019. Her estate of record in Case No. 19P-1311, in the Probate Division the Circuit Court for Davidson County, Tennessee.

Being also known as 1720 Drive Db Todd Jr Boulevard Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Estate of Yvonne Young Clark

BY: _____
Carol Yvonne Lawson, Executrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carol Yvonne Lawson, Executrix of the Estate of Yvonne Young Clark , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is Executrix of the Estate of Carol Yvonne Lawson and as such Executrix, she is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 30th day of April, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1720 Dr. Db Todd Jr Boulevard
City, State, Zip: Nashville, TN 37208-1926

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1720 Dr. Db Todd Jr Boulevard
City, State, Zip: Nashville, TN 37208-1926

Tax ID: 081-11-0-164.00

True Copy Certification

I, Nick Harris, do hereby 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY