This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 427090 **DEEDWARR**
06/26/2020 11:51:21 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20200626-0069380

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $120,000.00.

Affiant

Subscribed and sworn before me this the 25th day of June, 2020.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Music City Handymen, LLC 4106 Church Street Old Hickory, TN 37138	Music City Handymen, LLC 401 Center Street Old Hickory, TN 37138	064-09-0 042.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES R. ALCORN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUSIC CITY HANDYMEN, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 13, and 15 of Block "E" on the plan of Hadley's Bend City, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee. Said Lot No. 13 and 15, adjoin and front together 50 feet on the East side of Church Street and run back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to James R. Alcorn by deed from Vickie L. Alcorn, dated 10/31/2000, of record in Instrument No. 20001206-0119889, said Register's Office.

Also being the same property conveyed to James R. Alcorn and wife, Vickie L. Alcorn, by deed from Michael Stone and Barbara Morgan and Maria Elliott and Josie Jacoway, dated 07/16/1996, of record in Book 10124, page 98, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4106 Church Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 25th day of June, 2020.

James R. Alcorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Alcorn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2020.

My commission expires:
9-6-22

Notary Public

