Karen Johnson Davidson County
Batch# 442495 DEEDWARR
07/22/2020 02:59:30 PM 4 pgs
Fees: $23.00 Taxes: $723.35
20200722-0080737

| This Instrument Prepared By and Returned To: | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$195,500.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. |
|---|---|
| Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20203355 | Affiant<br><br>Sworn to and subscribed before me this 21st day of July, 2020<br><br>Notary Public<br>My Commission Expires: 5/18/2021 |
| **After Recording Return To The Above.** | JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON |

# WARRANTY DEED

**THIS INDENTURE**, made this 21st day of July, 2020, among:

**MUSIC CITY HOLDINGS, LLC**

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

**AND**

**DOMINIQUE J. WILLIAMS AND DEVIN J. DAVIS AND JOEY W. DAVIS**

including all 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".

**Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Map of Joywood Heights, Section One of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 105 fronts 60 feet on the Southerly side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.**

**Being the same property conveyed to Earl A. Sexton and wife, Eva S. Sexton by Warranty deed from Lawrence Garrison and wife, Willodean W. Garrison of record in Book 3158,**

**page 315, Register's Office for Davidson County, Tennessee, dated October 17, 1960 and recorded on October 17, 1960.**

**Being the same property conveyed to George Wheeler, Trustee by Quitclaim Deed from Eva S. Sexton of record in Book 10165, page 320, Register's Office for Davidson County, Tennessee, dated August 20, 1996 and recorded on August 23, 1996 and within the same deed the said George Wheeler, Trustee, conveyed his interest in the subject property to Ronnie Sexton and Donnie Sexton**

**Being the same property conveyed to Donnie Sexton by Warranty deed from Ronnie Sexton and Donnie Sexton of record in Instrument No. 20120123-0006362 Register's Office for Davidson County, Tennessee, dated January 11, 2012 and recorded on January 23, 2012.**

**Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Donnie Sexton, a married man, dated July 21, 2020, of record in Instrument No. 20200722-0080381, Register's Office for Davidson County, Tennessee.**

**Being also known as 506 Norton Ave Nashville, Tennessee 37207.**

**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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

**Music City Holdings, LLC**

**BY:** _____

**Wyatt Tiffany, Authorized Signer**

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 Wyatt Tiffany, 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 he is an Authorized Signer of Music City Holdings and as such Authorized Signer, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 21st day of July, 2020.

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

JOSEY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Owner Name & Property Address:**

Name: Joey Davis and Devin Davis
Address: 506 Norton Ave
City, State, Zip: Nashville, TN 37207

**Responsible Party For Taxes:**

Name: Joey Davis and Devin Davis
Address: 1784 W. Northfield Blvd. Box 384
City, State, Zip: Murfreesboro, TN 37129

**Tax ID: 071-08-0-184.00**

# True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

