Karen Johnson Davidson County
Batch# 447673 DEEDWARR
07/31/2020 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $630.85
20200731-0084548

| 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 **$170,500.00** which is equal to or greater than the amount 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. 20203470 | Affiant<br>Sworn to and subscribed before me this 29th day of July, 2020<br>Notary Public<br>My Commission Expires: 5/15/2021 |
| **After Recording Return To The Above.** | JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY |

# WARRANTY DEED

**THIS INDENTURE**, made this 29th day of July, 2020, among:

**DEVON J. SUTHERLAND AND MICHELE J. BURKS**

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 property situate in Davidson County, Tennessee, being part of Lot No. 22 on the Plan of Gatewood Section 1, as shown on plat of record in Book 3300, page 47-52, inclusive, Register's Office for Davidson County, Tennessee and more particularly described as follows:**

**Beginning at a point in the westerly margin of Gates Road, at the corner of Lots No. 22 and 23; thence with the line between said lots, westerly 188.3 feet to a point; thence northerly 121 feet to a point in the southerly margin of Alta Loma Road; thence with the margin of same, easterly 162.2 feet to the beginning of a curve, which has a radius of 25 feet, southerly 37.5 feet to a point of the beginning. Included but EXCLUDED from this conveyance is a 15 foot by 132 foot strip of land in the northwesterly portion of said lot, bordering on Alta Loma Road, which was conveyed to State of Tennessee in Book 4046, page 586, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to Devon J. Sutherland, married and Michele J. Burks, married by Warranty Deed from Ronald Elton Denton, Sr. and Rosemary L. Denton dated November 15, 2017 and filed of record in Instrument No. 20171120-0119184, Register's Office for Davidson County, Tennessee.**

**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.

**Devon J. Sutherland**

**Michele J. Burks by Devon J. Sutherland, attorney in fact**

State of Tennessee
County of ~~Williamson~~ Sumner (DH)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Devon J. Sutherland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of July, 2020.

Notary Public
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Devon J. Sutherland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michele J. Burks, and who acknowledged that she executed the same as the free act and deed of said Michele J. Burks.

Witness my hand and official seal this 29th day of July, 2020.

Notary Public
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 301 Gates Rd
City, State, Zip: Goodlettsville, TN 37072

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 301 Gates Rd
City, State, Zip: Goodlettsville, TN 37072

**Tax ID:** 03405 000900

# 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)

