This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7532

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-7532

Karen Johnson Davidson County
Batch# 457383 DEEDWARR
08/14/2020 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $776.41
20200814-0091295

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $209,840.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2020.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Holdings LLC 1105 Stockell Street Nashville, TN 37207	NEW OWNER	082-03-0-197.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tina Vandergriff, a single woman** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Music City Holdings LLC, a Texas Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 112 on the Plan of The Benedict Land Company's subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 112 fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Juanita Edison aka Frances Juanita Edison by Quitclaim deed from Judy Gower, Rocky Gail Edison, Brandell Lyn Gower and Juanita Edison of record in Book 11692, page 392, Register's Office for Davidson County, Tennessee, dated September 17, 1999 and recorded on October 06, 1999, as corrected in Quitclaim deed from Judy Gower, a/k/a Judy Gower Rippetoe to Juanita Edison aka Frances Juanita Edison of record in Instrument No. 20000623-0062852 Register's Office for Davidson County, Tennessee, dated June 23, 2000 and recorded on June 23, 2000.

Juanita Edison aka Frances Juanita Edison having since died on August 15, 2019. Tina Vandergriff being appoint Executrix and the sole beneficiary of the Estate of Frances Juanita Edison by Order in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 19P-1749, signed on May 6, 2020, and filed on May 8, 2020.

This is **IMPROVED** property located at: **1105 Stockell Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2020.

GRANTOR:

Tina Vandergriff

By: _____
Tina Vandergriff

By: _____
Tina Vandergriff, Executrix of the Estate of Frances Juanita Edison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tina Vandergriff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Grantor and Executrix of the Estate of Frances Juanita Edison, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

_____
Notary Public
My Commission expires: _____

202008140091295

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

