Karen Johnson Davidson County
Batch# 457596 DEEDWARR
08/14/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200814-0091574

KATHRYN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $280,000.00 Affiant Subscribed and sworn to before me, this 13 day of August, 2020. Notary Public My commission expires: 11-03-2020

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Holdings, LLC	~~TBD~~ NEW OWNER	**07211030000**
1438 Litton Avenue		
Nashviille, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

The Heirs and/or Devisees of Steven Childress

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, 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 the Westerly part of Lots Nos. 6 and 7 on the Map of W.J. Myers Subdivision of certain lots in Maxey's Addition, of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee, and being known as Lot No. 1 on the Plan of a resubdivision of said Lots 6 and 7, and described according to a survey by John Kohl and Company, dated July 24, 1978, as follows:

Said Lot No. 1 fronts 70.2 feet on the Southerly margin of Litton Avenue and extends back 89.8 feet on the Easterly line and 95.5 feet on the Westerly line, along the Easterly margin of an alley to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Steven Childress and wife, Gwendolyn F. Childress, by Cash Deed for Tennessee from Moon Landrieu, Secretary of Housing and Urban Development, of Washington, D.C., dated October 9, 1979, of record in Book 5516, Page 853, Register's Office for Davidson County, Tennessee. Gwendolyn F. Childress conveyed her interest in subject property to Steven Childress, by Quitclaim Deed, dated September 9, 1986, of record in Book 7284, Page 331, Register's Office for Davidson County, Tennessee. Steven Childress, unmarried, conveyed subject property to Steven Childress and Vanessa Bradley, as joint tenants with rights of survivorship, by Quitclaim Deed, dated

August 8, 1991, of record in Book 8417, Page 399, Register's Office for Davidson County, Tennessee. Steven Childress and Vanessa Bradley, conveyed subject property to Steven Childress, by Quitclaim Deed, dated February 6, 1994, of record in Book 9250, Page 706, Register's Office for Davidson County,Tennessee. Steven Childress died intestate on 5/5/2020 leavng Stephanie Danyelle Childress as his sole heir at law: reference made to Affidavits of Heirship of record in Instrument No. 20200812-0090325 and Instrument No. 20200812-0090326, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1438 Litton Avenue, Nashviille, TN 37216.

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 in 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. 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.

Stephanie Danyelle Childress Date: 8·13·20
Stephanie Danyelle Childress

_____ Date: _____

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Stephanie Danyelle Childress, the within named Grantor(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, at office, this 13 day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 12-1-20

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

