Karen Johnson Davidson County
Batch# 469099 DEEDWARR
09/03/2020 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $802.90
20200903-0100323

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 **$217,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203391	Affiant Sworn to and subscribed before me this 13th day of August, 2020 Notary Public My Commission Expires: 5/15/2021
After Recording Return To The Above.	

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 13th day of August, 2020, among:

MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABLITY COMPANY

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

AND

JEANNETTE CASTRO

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. 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 Gradie L. Haywood by Warranty deed from G.C.Wilson, an unmarried man of record in Book 5041 , page 373, Register's Office for Davidson County, Tennessee, dated July 01, 1976 and recorded on July 13, 1976.

Being the same property conveyed to 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.

Being the same property conveyed to Juanita Edison by Quitclaim deed from Judy Gower, a/k/a Judy Gower Rippetoe 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.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Tina Vandergriff, a single woman, dated August 13, 2020, of record in Instrument No. 20200814-0091295, Register's Office for Davidson County, Tennessee.

Being also known as 1105 Stockell Street 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 30th day of July, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Jeannette Castro
Address: 1105 Stockell Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Jeannette Castro
Address: 706 Brook Valley Dr.
City, State, Zip: LaVergne, TN 37086

Tax ID: 082-03-0-197.00

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)

