# WARRANTY DEED

Karen Johnson Davidson County
Batch# 475253 DEEDWARR
09/14/2020 01:19:49 PM 2 pgs
Fees: $13.00 Taxes: $321.90

20200914-0104621

J-TI-20-429

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Music City Holdings, LLC** | **New Owner** | |
| (NAME) | (NAME) | **43-13-120.00** |
| **214 2nd Ave. N, Ste. 203** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37201** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLOTTE WOODARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 17 of Block "D" on the Map of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the northerly side of Maple Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Blanche Perkins Biscaro and husband, Pat Biscaro by Deed to Create an Estate by the Entireties from Blanche Perkins Biscaro, recorded July 8, 1968 in Book 4248, Page 982, Register's Office for Davidson County, Tennessee. Blanche Perkins Biscaro since having died on January 11,1995 leaving
husband Pat Biscaro (aka Patsy (Pasquale) Biscaro as surviving tenant by the entirety.

The said Pat Biscaro having since died testate on May 17, 2002 devising said property to Charlotte Woodard (aka Charlotte E. Woodard) and Mable Jean Moore (aka Jean Moore) as evidenced in Case No. 02P1433, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Further being the same property conveyed to Charlotte Woodard by Quitclaim Deed from Brenda Jean Webb, Executrix of the Estate of Patsy (Pasquale) Biscaro, recorded July 9, 2003 in Instrument No. 20030709-0094486, Register's Office for Davidson County, Tennessee.
Note: Quitclaim Deed states that an Order to Sale was signed by the judge authorizing the Exuctrix to sell said property. Upon examination of the probate documents, no Order to Sale was found. Therefore, we are following the Will filed in Case No. 02P1433, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The said Mable Jean Moore having since died intestate on October 7, 2002, leaving Brenda Webb, David Moore (aka David Lynn Moore), Robert Moore, Jr. (aka Kenneth Robert McCoy Moore) and Michael Moore as her heirs at law as evidenced in Affidavits of Heirship of record in Instrument No. 20200914-0104617 and Instrument No. 20200914-0104616, in the Register's Office for Davidson County, Tennessee.

The said David Moore having since died intestate on July 7, 2006, leaving Joshua David Moore and Bryan Matthew Moore as his heris at law as evidenced in Affidavits of Heirship of record in Instrument No. 20200914-0104618 and Instrument No. 20200914-0104619, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlotte Woodard by Quitclaim Deed from Brenda Webb, Robert Moore, Jr. (aka Kenneth Robert McCoy Moore), Michael Moore, Joshua David Moore and Bryan Matthew

Moore as of record in Instrument No. 20200914-0104620, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **429 Maple Street, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 11th DAY OF SEPTEMBER, 2020.

Charlotte Woodard

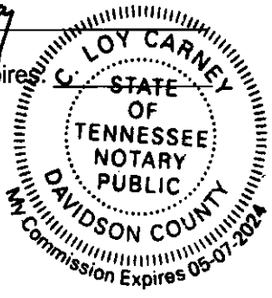
Charlotte Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of September, 2020.

Notary Public
My Commission Expires:
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212