Karen Johnson Davidson County
Batch# 476046 DEEDWARR
09/15/2020 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20200915-0105090

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Marcela Urena, unmarried,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Music City Holdings, LLC., A Tennessee Limited Liability Company,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 203 and the Easterly 6 feet 2 inches of Lot No. 205 on the map of Sunrise Heights Addition, of record in Book 421, Page 2, Register`s Office of Davidson County, Tennessee.

Being the same property conveyed to Marcela Urena by Quitclaim Deed dated May 29, 2008, of record in Instrument No. 20080619-0063360, Register`s Office of Davidson County, Tennessee.

Map/Parcel 133-02-0-240

Property Address: 203 Raymond Street, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 11th day of **September, 2020.**

marcela dela Rosa

Marcela Urena

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, Marcela Urena, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of **September, 2020**.

My commission expires:
7/28/2022

Notary Public:

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 2-28-2022

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$199,000.00**

Affiant

Subscribed and sworn to before me, this 11th day of **September, 2020**.

My commission expires:
5/15/2021

Notary Public:

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NEW PROPERTY OWNERS:

Music City Holdings, LLC., A Tennessee Limited Liability Company

203 Raymond St
Nashville, TN 37211

PERSON(S) RESPONSIBLE FOR TAXES:

Same

Same

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)

