Karen Johnson Davidson County
Batch# 494646 DEEDWARR
10/14/2020 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20201014-0119305

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 3-7-23

(AFFIX SEAL)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings, LLC	New Owner	09511003700
(NAME)	(NAME)	
2403 Cloverdale Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I /We, **The Twin Team, LLC,** 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:

Being Lot No. 505 on the Plan of Merry Oaks, Section III, of record in Book 2330, page 47, Register's office for said County.

Said Lot No. 505 fronts 192 feet on the southerly side of Cloverdale Road and runs back 367.8 feet on the easterly line and 348 feet on the westerly line which is a broken line to a dead line, on which it measures 148.3 feet.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2403 Cloverdale Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 13th day of October, 2020.

The Twin Team, LLC

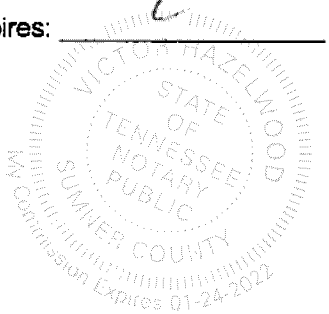
by Jeremy Bockman, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public and for the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of The Twin Team, LLC and that he as such MEMBER executed the foregoing instrument for the purposes therein contained, by singing the name of The Twin Team, LLC by himself as MEMBER.

WITNESS my hand and seal this 13th day of October, 2020.

Notary Public
My Commission Expires: _____



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)

