WARRANTY DEED

Karen Johnson Davidson County
Batch# 502352 DEEDWARR
10/28/2020 10:36:06 AM 2 pgs
Fees: $13.00 Taxes: $1,542.53

20201028-0124803

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 26 day of October 2020.

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Mwizerwa	New owners	181010A09300CO
(NAME)	(NAME)	
7217 Sugarloaf Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, **All Nashville Music & Entertainment Group, LLC, a Wyoming limited liabilty company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Mwizerwa and Ebralie Mwizerwa, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 45, on the plan of SECTION THREE SUGAR VALLEY R20 RESIDENTIAL P.U.D., as shown on plat of record in Instrument 20000410-0035743, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to All Nashville Music & Entertainment Group, LLC, a Tennessee Limited Liabilty Company by Quitclaim Deed dated 12/13/2019 from James Bernard Durant and Kathy Joy Daugherty Durant, both unmarried, of record in Instrument 20191216-0129686, Register's Office for Davidson County, Tennessee.

Erroneously referenced on the above prior Quitclaim Deed as a "Tennessee Limited Liability Company".

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7217 Sugarloaf Drive, Nashville, TN 37211
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of October 2020

All Nashville Music & Entertainment Group, LLC, a Wyoming limited liabilty company

By: _____
James Durant, Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Durant with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Manager , as such Manager.

Witness my hand and Official seal this 26th day of October 2020.

_____
Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027