Karen Johnson Davidson County
Batch# 508792 DEEDWARR
11/04/2020 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20201104-0129182

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $800,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of October, 2020.

NOTARY PUBLIC

My commission expires:

GREGG W. ... NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES DECEMBER 12, 2022

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Music City Classics, Inc.	SAME AS NEW OWNER	044-11-1-183.00 & 044-11-0-184.00
(NAME)	(NAME)	
95 Lakeview Circle		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Belinda L. Erdelyan, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Music City Classics, Inc.**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract I

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Rivera Vista Subdivision,, of record in Plat Book 1424, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 2151, PAGE 575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to MIKE L. ERDELYAN AND WIFE, BELINDA L. ERDELYAN, by deed from BROOKSIE B. ANDERSON AND WIFE, LOUISE R. ANDERSON, of record in Book 5518, page 553 , dated October 19, 1979 , said Register's Office. The said Mike L. Erdelyan having since died on or about April 11, 2019, leaving Belinda L. Erdelyan his sole surviving spouse.

Tract II

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Rivera Vista Subdivision,, of record in Plat Book 1424, page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL W. ERDELYAN AND WIFE, BELINDA L. ERDELYAN, by deed from JAMES DWYER, EXECUTOR OF THE ESTATE OF VIRGINIA DRAKE, of record in Book 9431, page 562, dated August 1, 1994, said Register's Office. The said Mike L. Erdelyan having since died on or about April 11, 2019, leaving Belinda L. Erdelyan his sole surviving spouse.

Michael L. Erdelyan and Michael W. Erdelyan being one in the same.

This property is __unimproved _X_improved property known as: 13 Jones Circle, Old Hickory, TN 37138. (Lot 10)

This property is _X_unimproved __improved property known as: 0 Jones Circle, Old Hickory, TN 37138. (Lot 11)

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of October, 2020.

Belinda L. Erdelyan

Belinda L. Erdelyan

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 23rd day of October, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

