Karen Johnson Davidson County
Batch# 521964 DEEDWARR
11/30/2020 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $833.42
20201130-0138765

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,250.00.

Megan Crawford
Affiant

Subscribed and sworn to before me, this 18th day of November, 2020.

Notary Public

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Holdings, LLC	**New Owner**	**134-13-0-106.00**
4805 Linbar Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Naoma E. Bilski and Debra Ellen Schmidling, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Holdings, LLC, a Texas Limited Liability Company

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:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Kenilworth Estates, Section Four of record in Book 3300, Pages 34, 35 and 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John A. Bilski and wife, Naoma E. Bilski, by Warranty Deed, from George T. Cartwright, Sr., and wife, Prudie C. Cartwright, dated August 29, 1969, of record in Book 4364, Page 759, Register's Office for Davidson County, Tennessee. Naoma E. Bilski, by Quitclaim Deed, conveyed said property to David J. Waynick, Trustee, and by the same Quitclaim Deed, for the express of making a re-conveyance to create a right of survivorship, David J. Waynick Trustee, re-conveyed said property to Naoma E. Bilski and Debra Ellen Schmidling, as joint tenants with right of survivorship, April 14, 2004, of record in Instrument No. 20040423-0046655, Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3316, Page 339, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4805 Linbar Drive, Nashville, TN 37211.

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 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 hand(s) this 18th day of November, 2020.

X Naoma E Bilski

Naoma E. Bilski

Debra Ellen Schmidling

Debra Ellen Schmidling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Naoma E. Bilski and Debra Ellen Schmidling, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2020.

A. Scott Hubbard

Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 20-374
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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)

