Karen Johnson Davidson County
Batch# 535758 DEEDWARR
12/16/2020 10:41:04 AM 2 pgs
Fees: $13.00 Taxes: $580.90
20201216-0148495

ADDRESS NEW OWNER: Music City Holdings, LLC
7100 Commerce Way, Ste. 250
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MAP-PARCEL NOS. 09606018900

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joyce S. Sharpe, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Music City Holdings, LLC, a Texas limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Section II Cloverhill Subdivision, as of record in Book 2133, Page 46, Register's Office for said county.

Said Lot No. 33 fronts 65 feet on the easterly side of Ironwood Drive and runs back between lines measuring 183.9 feet on the northerly line and 167.8 feet on the southerly line to a rear line which is a broken line, measuring 103 feet thereon.

Being the same property conveyed to Charles Franklin Sharpe, Jr. and wife, Joyce S. Sharpe, from Charles F. Sharpe, a widower, by Deed recorded on July 9, 1973, in Book 4726, Page 109, Register's Office for Davidson County, Tennessee. The said Charles Franklin Sharpe, Jr., died on November 3, 2017, leaving Joyce S. Sharpe as the sole surviving tenant by the entirety.

This is property with a common address of 2941 Ironwood Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by Grantor at closing.(2) All matters appearing on the Plan of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2145, Page 262, said Register's Office.(4) Grant of Transmission Line Easement to The United States of America of record in Book 1163, Page 698, said Register's Office.

PROPERTY CONVEYED AS IS.

Return to:
Ready Title and Escrow, LLC
912 21st Avenue South
Nashville, TN 37212
J-SB-RPS-20-2941

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10th day of December 2020.

X Joyce S. Sharpe by Charles F. Sharpe, III, attorney in fact

Joyce S. Sharpe by Charles F. Sharpe, III, Attorney in Fact

STATE OF Oklahoma

COUNTY OF Tulsa

Notary

On this 10 day of December 2020, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles F. Sharpe, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joyce S. Sharpe, and is authorized by her to execute this instrument on her behalf by virtue of a Durable General Power of Attorney recorded in Instrument No. 20201116-0135189 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 10 day of December 2020.

X Kathy Hicks

Notary Public

My Commission Expires: 6.4.23

OFFICIAL SEAL
KATHY HICKS
NOTARY PUBLIC OKLAHOMA
TULSA COUNTY
COMM. EXP. 06-04-2023
COMM. NO. 15005277

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $157,000.00.

X

Affiant

Subscribed and sworn before me this 10th day of December 2020.

X

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2012K272