RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200357

WARRANTY DEED

Karen Johnson Davidson County
Batch# 543744 DEEDWARR
12/30/2020 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $798.79
20201230-0154817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,890.00.

Joshua C. Sublett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of December 2020.

NOTARY PUBLIC

My commission expires: 3-7-23

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

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC 622 Philwood Drive Nashville TN 37214	Same address as new owner	096-11-0-091.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand Eight Hundred Ninety and 00/100 Dollars ($215,890.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LORI NICHOLS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY HOLDINGS LLC**, a Texas limited liability company, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 803 and part of Lot No. 802 on the Map of Cloverhill Subdivision, Section X, as of record in Book 2331, page 57, said Register's Office, to which map reference is hereby made for a more complete and accurate description.

Said part of Lot No. 802 described as beginning at a point on the westerly margin of Philwood Drive, said point being the northeasterly corner of Lot No. 803; thence in a westerly direction, South 84 degrees, 55 minutes West, 183 feet to a point; thence in a northerly direction, 20 feet to a point, being the southwesterly corner of Lot No. 802; thence along the southerly margin of said Lot No. 802, South 88 degrees, 49 minutes East, 183.32 feet to the point of beginning, and containing .041 acre, more or less.

Lot 803
Being the same property conveyed to William H. Etter and wife, Dorothy Jean Etter from Billy Lee Tubb and wife, Myra Tubb by Warranty Deed dated April 1, 1960 and recorded April 8, 1960 in Book 3035, page 271, said Register's Office.

Pt Lot 802
Being the same property conveyed to W. H. Etter from Carroll Lynn Ward and wife, Betty Elmore Ward by Warranty Deed dated August 31,1972 and recorded September 1, 1972 in Book 4633, page 918, said Register's Office.

William H. Etter died August 5, 2003, leaving Dorothy Jean Etter as surviving grantee. The said Dorothy Jean(e) Etter died intestate March 16, 2013, leaving son William H. Etter, Jr., and daughter Lori Nichols as heirs, according to an Heirship Affidavit of record in Instrument #20201222-0152481, Register's Office of Davidson County, Tennessee, and per Order for Intestate Administration, Docket No. 13P1418, Probate Court of Davidson County, Tennessee. The said William H. Etter, Jr. died intestate on September 7, 2020, with his only heir being his sister, Lori Nichols, according to an Heirship Affidavit of record in Instrument #20201222-0152483, Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 622 Philwood Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of December, 2020.

Lori Nichols

LORI NICHOLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

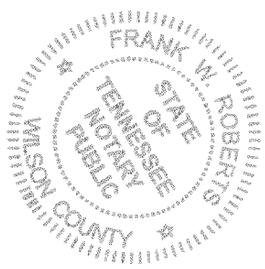
Personally appeared before me, a Notary Public, Lori Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of December, 2020.

Notary Public

Frank W. Roberts

Printed Notary Name
My commission expires: 10/16/21



True Copy Certification

I, **Nick Harris**, 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, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY