Karen Johnson Davidson County
Batch# 544351 DEEDWARR
01/04/2021 10:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,102.23
20210104-0000292

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204264

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$297,900.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of December, 2020

Notary Public
My Commission Expires: 3.1.23

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

# WARRANTY DEED

**THIS INDENTURE**, made this 28th day of December, 2020, among:

## MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

**AND**

## MICHAEL WILSON

including all heirs, successors and/or assigns (the **"Grantee"**).

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:**

**Being Lot No. 1 on the Plan of Hidden Terrace of record in Plat Book 6250, page 75, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.**

**BEING the same property conveyed to Melvin Lee Parker by Warranty Deed from Chester Phillip Cornett and Cathy L. Cornett dated August 19, 1985 and filed of record in Book 6648, page 48, Register's Office for Davidson County, Tennessee. Melvin Lee Parker having died intestate on or about February 22, 2020 leaving subject property vested in his father, Otis I. Parker as his sole heir.**

**Being the same property conveyed to Sandra G Parker by Quit Claim Deed from Otis I Parker dated December 8, 2020 and recorded in instrument number 20201215-0147931, at said Register's Office. The herein described property is not now nor ever has been the principal place of residence of the Grantor.**

**Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Sandra G Parker and recorded in instrument number 20201230-0154643 dated December 28, 2020 and recorded at said Registers Office.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**BEING the same property conveyed to Melvin Lee Parker by Warranty Deed from Chester Phillip Cornett and Cathy L. Cornett dated August 19, 1985 and filed of record in Book 6648, page 48, Register's Office for Davidson County, Tennessee. Melvin Lee Parker having died intestate on or about February 22, 2020 leaving subject property vested in his father, Otis I. Parker as his sole heir.**

**Being the same property conveyed to Sandra G Parker by Quit Claim Deed from Otis I Parker dated December 8, 2020 and recorded in instrument number 20201215-0147931, at said Register's Office. The herein described property is not now nor ever has been the principle place of residence of the Grantor.**

**Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Sandra G Parker and recorded in instrument number _____dated December _____, 2020 and recorded at said Registers Office.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

**Music City Holdings, LLC**

**BY:** _____

**Mat Farmer, It's President**

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***President***.

Witness my hand and official seal this 28th day of December, 2020.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

**Owner Name & Property Address:**

Name: Michael Wilson
Address: 1431 McGavock Pike
City, State, Zip: Nashville, TN 37216

**Responsible Party For Taxes:**

Name: Michael Wilson
Address: 102 Generals Retreat Place
City, State, Zip: Franklin TN 37064

**Tax ID: 072-08-0-022.00**

# 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

