Karen Johnson Davidson County
Batch# 555619 DEEDWARR
01/15/2021 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $901.32
20210115-0007280

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $243,600.00

Megan Crawford
Affiant

Subscribed and sworn to before me, this 8th day of January, 2021.

Notary Public –
My commission expires: 5/15/2021

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Music City Holdings LLC 91 McCall St Nashville, TN 37211	New Owner	**133-04-0-043.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jay W. Sattler and Katrina Sattler, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Music City Holdings LLC,** hereinafter called the Grantees, its Successors 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. 136 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, page 136, 137 and 138, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Robert E. Bowling and wife, Peggy M. Bowling by Warranty Deed from Henry M. Moore, Jr. and wife, Martha Sue Moore by Deed dated October 10, 1956 and filed for record in Book 2597, Page 541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl T. Bowling and wife, Mildred F. Bowling by Warranty Deed from Robert E. Bowling and wife, Peggy M. Bowling by Deed dated March 8, 1979, recorded March 9, 1979, and filed for record in Book 5403, Page 203, Register's Office for Davidson County, Tennessee.

Being the same property devised to Sharon Bowling and Karen Bowling Boyte by Affidavit of Heirship as to Heirs of Carl Thomas Bowling of record as Instrument No. 20160229-0018670 and dated February 28, 2016, Register's Office for Davidson County, Tennessee. The said Mildred F. Bowling aka Mildred F. Hackett Bowling was divorced from Carl Thomas Bowling by Final Decree

filed in the Fourth Circuit Court for Davidson County, Tennessee on June 13, 1994 under Docket # 83D-3883 and in Item 9 of the Order vested title to the afore stated Real Property into Carl Thomas Bowling which Decree is also filed for record in Instrument #20190828-0086618, Register's Office for Davidson County, Tennessee. The said Carl Thomas Bowling died on March 28, 1997.

Being the same property conveyed to Jay W. Sattler and Katrina Sattler, Husband and Wife by Warranty Deed from Sharon Bowling nka Sharon Bowling Tansil and Karen Bowling Boyte by Deed dated August 27, 2019, recorded August 28, 2019, and filed for record in Instrument #20190828-0086619, 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. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 91 McCall St, 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, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 8th day of January, 2021.

Jay W. Sattler

Katrina Sattler

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jay W. Sattler and Katrina Sattler, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, on this January 8, 2021.

Steven Richardson
State of Tennessee Notary Public
My Commission expires 09/28/2024

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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)

