Karen Johnson Davidson County
Batch# 557537 DEEDWARR
01/20/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $701.15
20210120-0008660

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$189,500.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2021.

Notary Public

My commission expires: 5/15/2021

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Music City Holdings, LLC, a Texas limited liability company	**OWNER**	**Map 133-01-0 Parcel 263.00**
3505 Mays St	Same	
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Gary Douglas McArdle, unmarried

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. 449 on the Final Plat of Resubdivision of Lots 448 and 449, Sunrise Heights, Second Plan, of record in Instrument No. 20070206-0015587, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Caroline M. McArdle, an unmarried woman, by Deed dated May 27, 2010, from William S. Petroff, married, of record in Instrument No. 20100528-0041335, and Quitclaim Deed dated July 23, 2010, from Howard B. Bottoms of record in Instrument No. 20100729-0059355, Register's Office for Davidson County, Tennessee. The said Caroline M. McArdle, a single woman, further conveyed to Gary Douglas McArdle, a one-half undivided interest, as tenants in common with right of survivorship, by Quitclaim Deed dated April 4, 2012, of record in Instrument No. 20120405-0029063, Register's Office for Davidson County, Tennessee. The said Caroline M. McArdle having since died on June 14, 2019, and title is now vested in Gary Douglas McArdle.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20070206-0015587, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3505 Mays Street, 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 19 day of **January, 2021.**

Gary Douglas McArdle

Gary Douglas McArdle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Gary Douglas McArdle,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of **January, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

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)

