Karen Johnson Davidson County
Batch# 580182 DEEDWARR
03/01/2021 10:28:56 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20210301-0025229

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF February,2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	TAX MAP 053 16 0 077.00
Music City Holdings LLC 7100 Commerce Way Ste 250 Brentwood TN 37027	Same New Owner	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

L & L TN R LLC., a Wyoming limited liability company, as to an undivied 25%,
and
DHB R LLC., a Wyoming limited liability company, as to an undivied 25%
and
Larry Cox, as to an undivied 50%

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Music City Holdings LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, state of Tennessee, described as follows: To wit:

LAND in Davidson County, Tennessee being part of Lot Nos. 9 and 10 on the unrecorded Plan of Life & Casualty Insurance Co.'s Subdivision, property as described in book 4582, page 691, in the Register's Office of Davidson County, Tennessee, and further described according to survey made by John B. Kohl and Co., dated January 24, 1984, as follows:

BEGINNING on the easterly margin of Pitts Avenue at a point 283 feet northerly of the center line of Hopewell Road, formerly Old Hadley Bend Road; thence with said Avenue North 27 deg. 30 min. East 85 feet; thence South 57 deg. 40 min. East 214.7 feet; thence South 32 deg. 30 min. West 85 feet; thence north 57 deg. 34 min. West 207.4 feet to beginning.

Being the same property conveyed to L & L TN R LLC, a Wyoming limited liability company, as to an undivided 25% interest, DHB R LLC, a Wyoming limited liability company, as to an undivided 25% interest, and Larry Cox, as to an undivided 50% interest, by Warranty Deed from Ch&Ch, LLC., a Tennessee limited liability company, dated February 3, 2021 and filed of record February 5, 2021 in Instrument No. 20210205-0016794, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 406 Pitts Avenue, Old Hickory, Tennessee 37138

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns, forever; and we do covenant with 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 hand and official seal at office this 25th day of February, 2021.

Larry Cox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

My Commission Expires

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

DHB R, LLC., a Wyoming limited liability company

By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Dan Heichelbech, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Manager of DHB R, LLC., a Wyoming limited liability company, the within named bargainor Dan Heichelbech, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a company as such Manager.

WITNESS my hand and official seal at office this 25 day of February, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

L&L TN R, LLC., a Wyoming limited liability company

By: Les Lazarus, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Les Lazarus, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Manager of L&L TN R, LLC., a Wyoming limited liability company, the within named bargainor Les Lazarus, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a company as such Manager.

WITNESS my hand and official seal at office this 25 day of February, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027