Karen Johnson Davidson County
Batch# 581316 DEEDWARR
03/02/2021 10:32:40 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20210302-0026287

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, ,

File No.: NAS0362-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC	Music City Holdings, LLC	082-12-0-168.00
(NAME) 405 Hart Ave	(NAME) 405 Hart Ave	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,**RONALD L. LASTER AS TRUSTEE OF THE RONALD L. AND CARLENE LASTER REVOCABLE LIVING TRUST DATED NOVEMBER 14, 2003, A REVOCABLE LIVING TRUST, AND ALL AND EVERY SUCCESSOR TRUSTEE OR TRUSTEES, AN UNDIVIDED ONE-HALF INTEREST; AND CARLENE LASTER AS TRUSTEE OF THE RONALD L. LASTER AND CARLENE LASTER REVOCABLE LIVING TRUST DATED NOVEMBER 14, 2003, A REVOCABLE LIVING TRUST, AND ALL AND EVERY SUCCESSOR TRUSTEE OR TRUSTEES, AN UNDIVIDED ONE-HALF INTEREST,**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 DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of F.O. Beazley's Subdivision of the Vaughn Tract of record in Plat Book 2, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 50 feet on the Easterly side of Hart Avenue and runs back between parallel lines 150 feet to an alley Being the same property conveyed to Ronald L. Laster and wife, Carlene Laster by Warranty deed from Eliza G. Joyner Austin, a widow of record in Instrument No. 200003020020681 Register's Office for Davidson County, Tennessee, dated February 25, 2000 and recorded on March 02, 2000.

Being a portion of the same property conveyed to Ronald L. Laster as Trustee of The Ronald L. and Carlene Laster Revocable Living Trust dated November 14, 2003, a Revocable Living Trust, and all and every successor trustee or trustees, an undivided

one-half interest; and Carlene Laster as Trustee of The Ronald L. and Carlene Laster Revocable Living Trust dated November 14, 2003, a Revocable Living Trust, and all and every successor trustee or trustees, an undivided one-half interest by Quitclaim deed from Ronald L. Laster aka Ronald Laster aka Ronald Lee Laster and Carlene Laster of record in Instrument No. 20031222-0181694 Register's Office for Davidson County, Tennessee, dated November 14, 2003 and recorded on December 22, 2003. Carlene Laster having died on March 26, 2020, leaving Ronald L. Laster as sole Trustee.

This is:

unimproved ☐

improved ☒ property, known as 405 Hart Ave, Nashville, TN 37206

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 25th day of February, 2021.

The Ronald L. and Carlene Laster Revocable Living Trust dated November 14, 2003

BY: Ronald L. Laster

Ronald L. Laster, Trustee

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Ronald L. Laster with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The Ronald L. Laster and Carlene Laster Revocable Living Trust dated November 14, 2003, the within named bargainor, a revocable living trust, and that such Trustee as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the revocable living trust as Ronald L. Laster.

Witness my hand, at office, this 28th day of February, 2021.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY