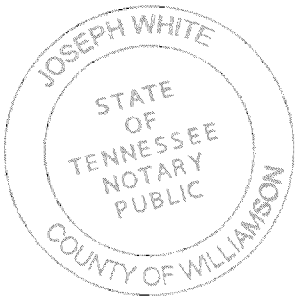
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Megan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC, a Texas limited liability company	New Owner	
(NAME) 1033 Chicamauga Ave	(NAME) Same	083-05-0-054
(ADDRESS) Nashville, TN 37206	(ADDRESS) Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **DEBORAH ANN JOHNSON, MARRIED**, 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. 23, Block "A" on the Plan of Eastwood, as shown on plat of record in Plat Book 332, Page 63, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot No. 23 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines, with the easterly margin of Barley Street, 150 feet to the alley.

Being the same property conveyed to Dale C. Nord by Installment Deed from William I. Beaty and wife, Dorothy D. Beaty of record in Book 7294, Page 41, in the Register's Office of Davidson County, Tennessee, dated July 7, 1987 and recorded July 10, 1987.

Being the same property conveyed to Christine Sandberg by Quitclaim deed from Dale Nord of record in Book 8084, Page 154, in the Register's Office of Davidson County, Tennessee, dated April 9, 1990 and recorded April 9, 1990. Deed of Correction reserving Dale Nord a life estate of record in Instrument No. 20101230-0104021, in the Register's Office of Davidson County, Tennessee, dated December 29, 2010 and recorded December 30, 2010.

Being the same property conveyed to Dale C. Nord, a single man by Quitclaim Deed from Christine Sandberg & Dale C. Nord of record in Instrument No. 20130103-0001003, in the Register's Office of Davidson County, Tennessee, dated December 20, 2012 and recorded January 3, 2013. The said Dale C. Nord having since died on March 29, 2020 with his real property vesting solely in Deborah A. Johnson through his Last Will and Testament probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Case No. 20P781.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and matters of record, including all items set out on any applicable plat of r

Karen Johnson Davidson County
Batch# 595361 DEEDWARR
03/18/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20210318-0036336

unimproved
This is improved x property, known as 1033 Chicamauga Ave, Nashville, TN 37206

(House Number) (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 my hand this 16 day of March, 2021

Deborah Ann Johnson

DEBORAH ANN JOHNSON

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Ann Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of March, 2021.

Commission expires: 9-30-2024

Antroyce Hawthorne-Hardy
Notary Public

ANTROYCE HAWTHORNE-HARDY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY 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)

