Karen Johnson Davidson County
Batch# 595366 DEEDWARR
03/18/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20210318-0036341

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115386

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2021.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC 2222 Albion Street Nashville, TN, 37208	New Owner	09203015200

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Seven Thousand and 00/100 Dollars ($237,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EAGLES NEST INVESTORS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY HOLDINGS LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10, on the Map of the Subdivision of the West part of Lot No. 2 of the Subdivision of the Harding Lytle Tract, of record in Book 974, page 52, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eagles Nest Investors, LLC from Jeffrey Hale, a married man, and Ernie Spiess, a married man, by Warranty Deed dated 10/20/2020 and recorded 10/28/2010 in Instrument No. 20201028-0124956, Register's Office of said County.

Being the same property conveyed to Jeffrey Hale, married and Ernie Spiess, married from Jacquard Evans, by Quitclaim Deed dated 06/06/2011 and recorded 06/07/2011 in Instrument No. 20110607-0043646 and by Quitclaim Deed dated 04/15/2011 and recorded 04/18/2011 in Instrument No. 20110418-0029689 and by Quitclaim Deed dated 03/29/2011 and recorded 04/11/2011 in Instrument No. 20110411-0027679 Register's Office of said County.

Being the same property conveyed to Jacquard Evans, unmarried from Stacy Evans, heir of Eva J. Evans, deceased, by Quitclaim Deed dated 04/08/2011 and recorded

04/11/2011 in Instrument No. 20110411-0027677, Register's Office of said County.

Being the same property conveyed to Jacquard Evans, unmarried from Anaeshia Evans, heir of Eva J. Evans, deceased, by Quitclaim Deed dated 04/08/2011 and recorded 04/11/2011 in Instrument No. 20110411-0027678, Register's Office of said County.

Being the same property conveyed to Eva J. Evans, an unmarried person from Ada Jean Jackson, an unmarried person, by Warranty Deed dated 05/01/1992 and recorded 05/05/1992 in Book 8618, page 118, Register's Office of said County. **The said Eva J. Evans having since died. See Affidavit of Heirship of record in Instrument No. 20110411-0027676.**

The address of the herein described property is believed to be 2222 Albion Street, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of March, 2021.

EAGLES NEST INVESTORS, LLC

BY: KENNETH JOHN ADLER, MEMBER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17 day of March, 2021, before me, appeared Kenneth John Adler, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of Eagles Nest Investors, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Eagles Nest Investors, LLC and said officer acknowledged said instrument to be the free act of deed of Eagles Nest Investors, LLC.

WITNESS my hand and seal, this the 17 day of March, 2021.

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public

202103180036341



Katherine Warren

Printed Notary Name

My commission expires: 4-13-22

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

