Karen Johnson Davidson County
Batch# 600586 DEEDWARR
03/26/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20210326-0039831

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Meagen Crawford
Affiant

Subscribed and sworn to before me, this 16th day of March, 2021.

Notary Public

My commission expires: 5/15/2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Holdings, LLC	**New Owner**	**08111010500**
1740 21st Avenue N		
Nashville, TN 37208		

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 ACKNOWLEDGE, WE,

Charles Hamilton, unmarried man

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. 264, on the map of subdivision of Lot No. 5 of the Bosley Lands allotted to J.M. Harding, as of record in Book 38, Page 431, Register's Office for said County, also being a part of lot No. 7 on the plat of Cato's Subdivision of part of Lot Nos. 260 to 264 in J.M. Harding's Addition, as of record in Book 547, Page 17, said Register's Office, described as follows:

Beginning on the Easterly margin of 21st Avenue North at the corner of Los Nos. 264 and 265: thence with the line between said two lots, eastwardly 118 feet to the westerly margin of an alley; thence with said alley southwardly 42.5 feet to the Northeast corner of the property conveyed to Hillard I. Walker and wife, by Deed from Hollis Feigenbaum et al., of record in Book 1341, Page 631, said Register's Office; thence with Walker's northerly line Westwardly 118.5 feet to the easterly margin of 21st Avenue North, thence with said Avenue Northwardly 38.3 feet to the beginning.

Being the same property conveyed to Charles Hamilton, by Warranty Deed from Clarence Summey, Jr., dated May 13, 1996, of record in Book 10051, Page 462, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1740 21st Avenue N, Nashville, TN 37208.

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 in 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.

Charles Hamilton Date: 3/16/21
Charles Hamilton

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Charles Hamilton, the within named Grantor(s), with whom I am personally acquainted (or 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 16th day of March, 2021.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2021

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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)

