WARRANTY DEED

Karen Johnson Davidson County
Batch# 612113 **DEEDWARR**
04/12/2021 09:08:42 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20210412-0047902

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 8TH DAY OF APRIL, 2021

Notary Public

MY COMMISSION EXPIRES: 7/3/23

W. DILLON BOOD
(AFFIX SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0403-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings LLC	Music City Holdings LLC	072-01-0-039.00
(NAME)	(NAME)	
2553 Bethwood Drive	2553 Bethwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HOSEA B. CABKNOR, JR. AND YOLANDA MAUPINS, HUSBAND AND WIFE,** 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. 109 on the Plan of Shepardwood Subdivision, Section 2, of record in Plat Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.Said Lot 109 fronts 61.28 feet on the South Margin of Bethwood Drive, and extends back 129.68 feet on the East line, and 127.01 feet on the West line to a line on the rear on which it measures 80.45 feet.

Being the same property conveyed to Hosea B. Cabknor, Jr. and Yolanda Maupins, both unmarried persons by Warranty Deed from Fleet Finance, Inc., of record in Book 9473, Page 456, Register's Office for Davidson County, Tennessee, dated September 21, 1994 and recorded on September 23, 1994.

Being the same property conveyed to Hosea B. Cabknor, Jr. and Yolanda Maupins, husband and wife, as tenants by the entireties by Quitclaim Deed from Hosea B. Cabknor, Jr. and Yolanda Maupins, who took title as unmarried persons, of record in Instrument No. 20160405-0032378, Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 05, 2016.

This is:

unimproved ☐

improved ☒ property, known as 2553 Bethwood Drive, Nashville, TN 37207

(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 8th day of April, 2021.

Hosea B. Cabknor, Jr.

Yolanda Maupins

State of Tennessee
County of Davidson

On this 8th day of April, 2021, before me personally appeared Hosea B. Cabknor, Jr. and Yolanda Maupins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 8th day of April, 2021.

Notary Public

My Commission Expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023