Karen Johnson Davidson County
Batch# 627593 DEEDWARR
05/03/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $786.25
20210503-0059187

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1426TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 212,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of April, 2021.

Notary Public

Commission Expiration: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Music City Holdings, LLC 0 & 3407 Knight Drive Nashville, TN 37189	**SAME AS NEW OWNER.**	049-00-0-259.00 & 261.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **James M. Nunn and Natasha Nunn, husband and wife,** HEREINAFTER REFERRED TO AS 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:

Property known as: 0 & 3407 Knight Drive, Nashville, TN 37189, County of Davidson

SEE EXHIBIT "A"

Being the same property conveyed to James M. Nunn, married, by Warranty Deed from Roderick C. Claybrooks and wife, Sharon E. Claybrooks, dated 02/25/2013 and recorded 02/247/2013 in Instrument No. 20130227-0019533, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel IDs:
0 Knight Drive, Nashville TN 37189: 049-00-0-259.00
3407 Knight Drive, Nashville, TN 37189: 049-00-0-261.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 0 & 3407 Knight Drive, Nashville, TN 37189

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 27th day of April, 2021.

James M. Nunn

Natasha Nunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2021, before me personally appeared **James M. Nunn and Natasha Nunn**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of April, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 21-1426TN

Property known as: 0 & 3407 Knight Drive, Nashville, TN 37189, County of Davidson

Tract 1:
Being located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road) said starting point being B. F. Sanders southwest corner, and also being a corner of the original Frank P. Bond land, and running thence with the center of Ewing Road North 4 degrees East 302- 1/2 feet to a point in the center of said road; thence North 7 degrees 30 minutes East 147-1/2 feet with the center of Ewing Road to the point of beginning of the hereinafter described tract of land; thence North 12 degrees 45 minutes East 300 feet with the center of Ewing Road to a point; thence North 11 degrees 30 minutes East 109.7 feet with the center of Ewing Road to a point in the center of said road, and in line with the south line of concrete bridge over small creek; thence South 80 degrees East and crossing creek 52 feet to a post in fence line on the east bank of said creek; thence South 2 degrees East 246 feet to a post in fence line on the east bank of creek; thence South 37 degrees 30 minutes East 259 feet to a point on east bank of creek; thence South 83 degrees 30 minutes West and crossing creek 86 feet to a locust post on the west bank of creek; thence South 84 degrees 30 minutes, West 27 feet to a locust post; thence South 2 degrees West 82.3 feet to a stake; thence North 86 degrees 30 minutes West 71.5 feet to a stake; thence North 1 degrees West 130 feet to a stake; thence North 80 degrees West 120 feet to the center of Ewing Road and the point of beginning.

Tract 2:
Being located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road), said starting point being the northwest corner of the property conveyed to James Pearson Yates and wife from deed of Record in Book 1852, page 137, Register's Office of Davidson County, Tennessee; thence South 88 degrees West 139.4 feet, thence South 86 degrees 30 minutes East 71.5 feet to a point, said point being the beginning of the hereinafter described tract of land; thence South 86 degrees 50 minutes East 185.5 feet to an iron pin; thence North 56 degrees East 7.0 feet to an iron pin; thence North 70 degrees West 115.5 feet to a point; thence North 47 degrees 30 minutes West 76.5 feet to a point; thence South 84 degrees 30 minutes West 27.0 feet to a point; thence South 2 degrees 00 minutes West 82.3 feet to the point of beginning.

Tract 3:
Being a tract of land in the 21st Civil District of Davidson County, Tennessee. Beginning 284 feet north of the south corner of the old tract in the Ewing Road and the Old Bond corner, thence in a northerly direction 145 feet to a stake, thence easterly 109 feet to a stake, thence in a southerly direction 145 feet to stake in the north line of the property conveyed to Susie Yates, thence with said line in a westerly direction 109 feet to the point of beginning.

Being the same property conveyed to James M. Nunn, married, by Warranty Deed from Roderick C. Claybrooks and wife, Sharon E. Claybrooks, dated 02/25/2013 and recorded 02/247/2013 in Instrument No. 20130227-0019533, Register's Office for Davidson County, Tennessee.

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)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON