Warranty Deed

Karen Johnson Davidson County Batch# 632773 DEEDWARR 05/10/2021 03:24:30 PM 3 pgs Fees: $18.00 Taxes: $4,255.00 20210510-0062788	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00 Affiant Subscribed and sworn to before me, this the 28th day of April, 2021. Notary Public My commission expires: 10-02-2023

MARGARET PA... NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10/2/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Evan Holladay and Jimed Lamata	New Owner	160-09-0-013.00
857 Lakemont Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUTUMN ANDRADY, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN HOLLADAY AND JINED LAMATA, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16 on the Plan of Oak Hill Estates, Section Two of record in Plat Book 4460, Page (s) 36 through 38, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benny Brown and wife, Carolyn Brown as to a one half interest and Paul Brown, as to a one half interest as Tenants in common by Warranty deed from John Waide and wife, Barbara S. Waide of record in Instrument No. 20040108-0003014 Register's Office for Davidson County, Tennessee, dated December 31, 2003 and recorded on January 08, 2004.

Being the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty deed from Benny Brown and Carolyn Brown, a 1/2 interest and Paul Brown, a 1/2 interest of record in Instrument No. 20201015-0120214 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 15, 2020.

Being the same property conveyed to Autumn Andrady by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20201016-0120724 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 16, 2020.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 857 Lakemont Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2021.

Autumn Andrady

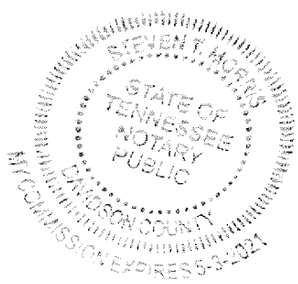
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Autumn Andrady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2021.

Notary Public

My Commission Expires: 5.3.21



True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23