WARRANTY DEED

Karen Johnson Davidson County
Batch# 645001 DEEDWARR
05/26/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20210526-0071583

File No. TR-21-726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 4-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC	Music City Holdings, LLC	
(NAME)	(NAME)	
652 Roosevelt Avenue	2109 Sawdust Rd. Apt. 23205	043-06-0-324.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	The Woodlands, TX 77380	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Edith Meriwether, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings LLC, a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, 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. 199 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said County.

Said lot fronts 60.0 feet on the south side of Roosevelt Avenue and extends back 147.6 feet on the westerly line and 121.6 feet on the east line to a line on the rear on which it measures 85.4 feet.

Being the same property conveyed to Edith E. Bunch, unmarried by Warranty deed from John Riadon Homes INC, a Tennessee corporation of record in Book 4710, page 330, Register's Office for Davidson County, Tennessee, dated May 23, 1973 and recorded on May 24, 1973..

This is property more commonly known as 652 Roosevelt Avenue, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 21st day of May, 2021.

Edith Meriwether by Janice A. Letson, her Atty-In-Fact

Edith Meriwether by Janice A. Letson, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2021, before me personally appeared Janice A. Letson, to me known to be the person (or persons) described in and who executed the foregoing instrument as Attorney-in-Fact for Edith Meriwether and acknowledged that such person (or persons) executed the same on behalf of such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

