WARRANTY DEED

J-SB-JAC-21-34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-17-2021

(AFFIX SEAL)

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 649199 DEEDWARR
06/03/2021 02:25:59 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20210603-0074815

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	
34 Park Meadows		**158-4-A-95.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH R. BIRDSONG, A SINGLE MAN, AND KATHY S. BIRDSONG, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 90 of the Plan of Otter Wood, Resubdivision of Lots 90 and 92, of record in Instrument No. 20090305-0019829, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth R. Birdsong and Kathy S. Birdsong, husband and wife, by Warranty Deed from Ardavan Afrakhteh recorded October 2, 2012 in Instrument No. 20121002-0089939, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for year 2021, A lien not yet due and payable
- Subject to all matters shown on the Plan of record in nstrument No. 20090305-001989, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7260, Page 483 and Book 8762, Page 199, Register's Office for Davidson County, TN.
- Declaration of Shared Driveway Access and Maintenance Agreement in Instrument No. 20070516-0058633, Register's Office for Davidson County, Tennessee.
- Charter of Otterwood Homeowner's Association of record in Book 7292, Page 315, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Book 10641, Page 951, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 7474, Page 695, Register's Office for Davidson County, Tennessee.
- TVA Easements of record in Book 2248, Page 618, Book 2271, Page 196 and Book 2249, Page 86, Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 7667, Page 218 and Book 7942, Page 678, Register's Office for Davidson County, Tennessee.
- Easements to Metro for water/sewer of record in Book 8287, Page 64 and Book 8204, Pages 239, 243, 251 and 256, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **34 Park Meadows, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 1 DAY OF JUNE, 2021.

Kenneth R. Birdsong

Kathy S. Birdsong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212