THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210434836**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Meagan Crawford Affiant Subscribed and sworn to before me, this 14th day of June, 2021. Notary Public My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 656956 DEEDWARR
06/15/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20210615-0080586

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Music City Holdings LLC 717 Benson Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083-06-0-231.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roselyn Ann Spicer Martin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Holdings LLC a Texas limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Northerly 63.5' of Lot No. 13, OLIVIA W. SHARPE'S ADDITION TO NASHVILLE, as shown on plat of record in Book 332, Page 17, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Johnny B. Spicer, Jr., unmarried, by Warranty Deed from Rubye J. Brown, of record in Book 6739, Page 280, in the Register's Office of Davidson County, Tennessee, dated December 10, 1985 and recorded on December 18, 1985.

Being the same property conveyed to Kimberly A. Spicer, by Quitclaim Deed from Johnny B. Spicer, Jr., of record in Book 8625, Page 433, in the Register's Office of Davidson County, Tennessee, dated May 8, 1992 and recorded on May 13, 1992.

Kimberly A. Spicer having died on March 23, 2017. The Last Will and Testament of Kimberly A. Spicer recorded in aforesaid Register's Office in Instrument No. 20180118-0005511. The said Roselyn Ann Spicer Martin being the named heir at law of Kimberly A. Spicer.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OLIVIA W. SHARPE'S ADDITION TO NASHVILLE, as recorded in Book 332, Page(s) 17, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 717 Benson Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, This instrument is effective Grantor has executed this instrument on this 14th day of June, 2021.

Roselyn Ann Spicer Martin

Roselyn Ann Spicer Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roselyn Ann Spicer Martin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2021.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

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: 4/27/2025

Notary' Seal (if on paper)

