Karen Johnson Davidson County
Batch# 666610 DEEDWARR
06/28/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $844.71
20210628-0087087

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-02181

Address of New Owner:	Send Tax Bills to:	Tax Information:
Music City Holdings, LLC, a Texas Limited Liability Company 3400 Moonlight Drive Brentwood, TN 37027	Music City Holdings, LLC, a Texas Limited Liability Company 3400 Moonlight Drive Brentwood, TN 37027	050 06 0 023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas C. Williams and Heather B. Williams**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Music City Holdings, LLC, a Texas Limited Liability Company**, hereinafter called the Grantees, their successors 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. 71 on the Plan of Revised Section Two, Village by The Creek, as of record in Plat Book 5200, Page 784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Thomas C. Williams and wife Heather Williams, by Warranty Deed from Joseph Claybon, and Wife, Barbara Claybon of record in Instrument No. 20050201-0011677, in the Register's Office of Davidson County, Tennessee, dated January 28, 2005 and recorded on February 01, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3400 Moonlight Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 _____ day of June, 2021

Thomas C. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of June, 20 21, before me personally appeared Thomas C. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: _____

My Commission Expires: 05/05/25

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand this _____ day of June, 2021

Heather B. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of June, 20 21, before me personally appeared Heather B. Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: _____

My Commission Expires: 05/05/25

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/28/2021.

Date

Affiant Signature

6/28/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of June, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON