STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 4/27/2025
File No. G21-13163

Karen Johnson Davidson County
Batch# 671751 DEEDWARR
07/06/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $743.70
20210706-0090920

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Holdings LLC (NAME)	Same (NAME)	025-04-0-017.00
209 W Cedar St (STREET ADDRESS)	Same (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **George H. Choate and wife, Melony A. Choate**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A lot of land in the Village of Goodlettsville, in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made January 3, 1927, by Erle Drake, County Surveyor, as follows:

BEGINNING at a point in E. R. Cunningham's northern boundary line, the southeast corner of a small tract of land conveyed to W. R. Stephens and wife, by deed from T. L. Hardcastle and wife, of record in Book 774, Page 449, Register's Office for said County; thence, North 26 deg. West, with said W. H. Stephens and wife's eastern boundary line, 160 feet to a point; thence, easterly 80 feet to a point; thence, southerly 175 feet to a point in said E. T. Cunningham's line; and thence, North 88 deg. West with his northern boundary line, 55 feet to the beginning.

Being the same property conveyed to George H. Choate and wife, Melony A. Choate by Quitclaim Deed dated September 20, 1993, recorded October 1, 1993, in Book 9100, Page 851, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 209 West Cedar Street, Goodlettsville, TN 37072.

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. Whenever 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 30th day of June, 2021.

George H. Choate

Melony A. Choate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2021, before me personally appeared George H. Choate and Melony A. Choate, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2021.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 6/30/2021.

Date

Affiant Signature

7/2/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of July, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

