Karen Johnson Davidson County
Batch# 675973 DEEDWARR
07/13/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20210713-0094198

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Hillary Brun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2021.

Donna L Trent
Notary Public

MY COMMISSION EXPIRES: 1/20/25
(AFFIX SEAL)

DONNA L. TRENT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-20-2025

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Music City Holdings, LLC | New Owner | Parcel ID: 119 14 0 267.00 |
| (NAME) 210 Radnor Street | (NAME) | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Randall Scott Ahlbrandt and wife, Gayle Marie Levee**, 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 Grantee, its 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, and being all of Lot No. 44, on the Plan of Pleasant View Subdivision of Mrs. McComb's Property, as shown by plat appearing of record in Book 421, Page 134, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Randall Scott Ahlbrandt and wife, Gayle Marie Levee, as Tenants by the Entirety, by Quitclaim Deed from Gayle Marie Levee f/k/a Gayle Levee Brault, of record in Instrument No. 20180830-0086245, in the Register's Office of Davidson County, Tennessee, dated August 23, 2018 and recorded on August 30, 2018.

Being the same property conveyed to Gayle Levee Brault, by Warranty Deed from Jeffrey Wayne Hendricks and wife, Julie Grace Hendricks, of record in Instrument No. 20030825-0122763, in the Register's Office of Davidson County, Tennessee, dated July 28, 2003 and recorded on August 25, 2003.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 210 Radnor Street, Nashville, TN 37211

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, its heirs and assigns forever; and we do covenant with the said Grantee 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, its 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 our hands this 7th day of July, 2021.

Randall Scott Ahlbrandt

Gayle Marie Levee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Randall Scott Ahlbrandt and Gayle Marie Levee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of July, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 7, 2021**.

Date

Affiant Signature

**07/12/2021**

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **12th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY