WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

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

J-TI-21-59

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**119-06-0-218.00**
2109 Sawdust Rd, Apt 23205		
(ADDRESS)	(ADDRESS)	
The Woodlands, TX 77380		
(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, **DEBRA THURMAN, SINGLE,** 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. 109 on the Map of Sterling Heights, Section 3, as of record in Book 1424, page 113, Register's Office for said County.

Said lot No. 109 fronts 63 feet on the south side of Jay Street and runs back 194.05 feet on the Easterly line and 193.92 feet on the westerly side, to a dead line in the rear, measuring 63 feet thereon.

Being the same property conveyed to T. B. Selby and wife, Falby Suel Selby by Warranty deed from James H. Harvey and wife, Frances A. Harvey of record in Book 2013, page 253, Register's Office for Davidson County, Tennessee, dated July 10, 1951 and recorded on June 29, 1951.

The said T.B. Selby, married since having died on November 12, 1982, Instestate and Falby M. Selby,unmarried died on December 31, 1982, Intestate leaving Robert Salby and Billie Selby Fleming as her sole heirs at law. Affidavit of Heirship recorded in Instrument No: 20210816-0110449 and 20210816-0110450, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Auborn L. Hager, III, Trustee by Quitclaim Deed from Billie Selby Fleming of record in Book 7733, page 126, Register's Office for Davidson County, Tennessee, dated December 19, 1988 and recorded on December 21, 1988 and within the same deed the said Auborn L. Hager, III, Trustee conveyed his interest in the subject property to Robert Selby and wife, Betty Selby

Being the same property conveyed to David W. McMackin, Trustee by Quitclaim Deed from Robert Selby and wife, Betty Selby of record in Book 10307, page 895, Register's Office for Davidson County, Tennessee, dated December 23, 1996 and recorded on January 02, 1997 and within the same deed the said David W. McMackin, Trustee, conveyed his interest in the subject property to Robert Selby and wife, Betty Selby, and Debra Thurman, unmarried

The said Robert Patrick Selby, married since having died on June 5, 2003, Intestate.Leaving Betty Marie Selby as Rights of Surviorship.

Being the same property conveyed to Debra Thurman by Quitclaim deed from Betty Selby of record in Instrument No. 20060808-0097082 Register's Office for Davidson County, Tennessee, dated July 29, 2006 and recorded on August 08, 2006.

This conveyance is subject to:
• Taxes for the year 2021, a lien not yet due and payable.

Karen Johnson Davidson County
Batch# 698396 **DEEDWARR**
08/16/2021 01:40:11 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20210816-0110451

- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 113 and amended in Book 1759, Page 373, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 1728, Page 541, in the 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: **59 Jay St, Nashville, Tennessee 37210**.

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 12th DAY OF AUGUST, 2021.

Debra Thurman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA THURMAN, 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 12th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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