WARRANTY DEED

LR-KEY-21-189

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

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) **2109 Sawdust Rd, Apt 23205**	(NAME)	**133-02-0-387.00** **133-02-0-386.00** **133-02-0-385.00** **133-02-0-384.00**
(ADDRESS) **The Woodlands, TX 77380**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 700488 **DEEDWARR**
08/18/2021 02:55:29 PM 2 pgs
Fees: $13.00 Taxes: $1,972.10
20210818-0111966

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, **PAMELA BEARD, MARRIED, SHIRLEY JOHNSON, SINGLE, BRENDA WALSH, SINGLE, AND SUSAN HOWARD, 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. 2, 3, 4 and 5 on the Plan of Wright Subdivision of record in Plat Book 6050, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Billy Ray Bowers and wife, Alice Emogene Bowers by Warranty Deed from First American National Bank of Nashville, as Administrator, c.t.a. under the Will of Ora B. Wright, but not further or otherwise, of record in Book 6236, page 751, Register's Office for Davidson County, Tennessee, dated February 24, 1984 and recorded on February 24, 1984.

The said Alice Emogene Bowers died July 15, 1998, leaving her husband, Billy Ray Bowers, as the surviving tenant by the entirety. The said Billy Ray Bowers died September 1, 2017, and by his Last Will and Testament probated as Docket No. 17P-1774 in the Probate Court for Davidson County, Tennessee, devised the subject property to his children, Pamela Beard, Shirley Johnson, Brenda Walsh and Susan Howard, and appointed Brenda Walsh and Susan Howard, as Co-Executors of his estate.

Being a portion of the same property conveyed to Pamela Beard, Shirley Johnson, Brenda Walsh and Susan Howard by Quitclaim Deed from Brenda Sue Walsh and Susan B. Howard, Co-Executors of the Estate of Billy Ray Bowers of record in Instrument No. 20180207-0012206, Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 07, 2018.

Being a portion of the same property conveyed to Pamela Beard, Shirley Johnson, Brenda Walsh and Susan Howard by Quitclaim Deed from Jessica Bowers McComb, Joey Bowers, Amanda Cothran and Gabrielle Bowers of record in Instrument No. 20180207-0012207 Register's Office for Davidson County, Tennessee, dated January 8, 2018 and recorded on February 7, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 65, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Unimproved** property known as: **189, 193, 201 and 203 Antioch Pike, Nashville, Tennessee 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(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 13th DAY OF AUGUST, 2021.

Pamela Beard
Pamela Beard

Shirley Johnson
Shirley Johnson

Brenda Walsh
Brenda Walsh

Susan Howard
Susan Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA BEARD, 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 13th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY JOHNSON, 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 13th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA WALSH, 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 13th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN HOWARD, 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 13th 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