WARRANTY DEED

Karen Johnson Davidson County
Batch# 700625 DEEDWARR
08/19/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $999.93
20210819-0112143

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC, a Texas limited liability company	Music City Holdings, LLC, a Texas limited liability company	Parcel ID: 091-05-0A-010.00-000
(NAME) 108 Solway Court	(NAME) 108 Solway Court	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles J. Wingate, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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 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. 10, on the Plan of Sylvan Heights Phase One, of record in Book 6900, Page 676, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vanessa P. Gray, unmarried, By Warranty Deed from Carlotta Harris, unmarried dated January 19, 2007 recorded January 24, 2007, of record as Instrument No. 20070124-0009648 Register's Office for Davidson County, Tennessee. Vanessa P. Gray having since died leaving her heirs at law.

Affidavits of Heirship as recorded in Instrument No. 20210818-0111914 and Instrument No. 20210818-0111915, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Charles J. Wingate, an unmarried man, By Quitclaim Deed from Hollie G. Owings, a married woman, and Christopher E. Owings dated June 12, 2021 recorded July 08, 2021, of record as Instrument No. 20210708-0091851 Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 108 Solway Court, Nashville, TN 37209

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. 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 16th day of August, 2021

Charles J. Wingate

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Charles J. Wingate, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2021.

Notary Public

My Commission Expires:

(SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/22/2024
MAURY 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 8-16-2021.

Date

Affiant Signature

8-16-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of August, 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