Karen Johnson Davidson County
Batch# 701310 DEEDWARR
08/19/2021 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210819-0112454

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $375,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of August, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| 11B Jones, LLC (NAME) | SAME AS NEW OWNER (NAME) | 044-11-0-183.00 P/O |
| 1124 2nd Ave. S, Ste. 103 (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Music City Classics, Inc.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **11B Jones, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 11B on the plan of Homes at 13 Jones Circle, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 13 Jones Circle, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210727-0101134 and corrected in Instrument No. 20210730-0102871 and Instrument No. 202108190112453___, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to MUSIC CITY CLASSICS, INC., by deed from BELINDA L. ERDELYAN, AN UNMARRIED WOMAN, of record in Instrument No. 20201104-0129182, dated October 23, 2020, said Register's Office.

This property is _X_unimproved __improved property known as: Lot 11B Jones Circle, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 13th day of August, 2021.

Music City Classics, Inc.

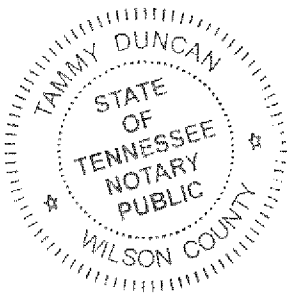
BY: _____ PRESIDENT
Russell E. Parrish, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Russell E. Parrish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Music City Classics, Inc., the within named bargainor, a corporation, and that as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal, this the 13th day of August, 2021.

_____
Notary Public
My Commission Expires: 4/20/23



## Certificate of Authenticity

I, the undersigned, 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 8/13/21.

Affiant Signature

8/13/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY