Karen Johnson Davidson County
Batch# 701603 DEEDWARR
08/20/2021 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,509.60
20210820-0112822

WARRANTY DEED

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

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	83-8-34
(NAME)	(NAME)	
922 Dalebrook Lane	922 Dalebrook Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211910

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nancy Pedigo, Trustee of the Irrevocable Trust of Eveline B. Johnson, Dated 01/29/2019** , hereinafter called the GRANTOR, 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 GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 238 on the Plan of Eastland Acres, Section 6, as of record in Book 2330, page 129, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to A.L. Johnson and wife, Eveline B. Johnson by Warranty Deed from Ernestine Meadow, dated October 18, 1962 and filed of record in Book 3458, page 423, Register's Office for Davidson County, Tennessee. And further conveyed to Nancy Pedigo, Trustee under the Revocable Trust Agreement of Eveline B. Johnson, Dated 04/28/2015 by Quitclaim Deed to Trustee from Eveline B. Johnson and filed of record in Instrument No. 20150511-0043150, said Register's Office. And further conveyed to Eveline B. Johnson by Quitclaim Deed by Trustee from Nancy Pedigo, Trustee under the Revocable Trust Agreement of Eveline B. Johnson, Dated 04/28/2015 and filed of record in Instrument No. 20190206-0011366, said Register's Office. And further conveyed to Eveline B. Johnson by Quitclaim Deed by Trustee from Nancy Pedigo, Trustee under the Revocable Trust Agreement of Eveline B. Johnson, Dated 04/28/2015. And further conveyed to Nancy Pedigo, Trustee of the Irrevocable Trust of Eveline B. Johnson, Dated 02/04/2019 by Quitclaim Deed to Trustee from Eveline B. Johnson and filed of record in Instrument No. 20190219-0014618, Register's Office for Davidson County, Tennessee.

Eveline B. Johnson is one the same person as Eveline R. Johnson.

Unimproved ☐

This is improved ☒ property, known as 922 Dalebrook Lane, Nashville, TN 37206

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of August, 2021

Nancy Pedigo, Trustee of the Irrevocable Trust of Eveline B. Johnson, Dated 01/29/2019

BY: Nancy Pedigo, Trustee
Nancy Pedigo, Trustee

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nancy Pedigo, Trustee of the Irrevocable Trust of Eveline B. Johnson, Dated 01/29/2019, 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, at office, this 12th of August, 2021.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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 8-12-2021.

Date

Affiant Signature

8-12-2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

