Karen Johnson Davidson County
Batch# 714763 DEEDWARR
09/13/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20210913-0122239

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$. **290,500.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 27th day of August, 2021.

NOTARY PUBLIC

My commission expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

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:
Music City ~~Financial~~ Holdings (VM), LLC	NEW OWNER	133-02-0-137.00
(NAME)	(NAME)	
3216 Wingate Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

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 **Deborah Fay Parker and Tamara Lynn Ramsey,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Music City Holdings, LLC, a Texas limited liability company**, 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 Lot(s) 59, as shown on the map entitled Plat of Airdrie Subdivision, property of D. C. Burrell, of record in Book 547, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BOBBY RAY WOODARD AND WIFE, GLORIA J. WOODARD, by deed from HENRY A. DALTON AND WIFE, ELNORE HAYES DALTON, of record in Book 3904, page 953, dated June 18, 1965, said Register's Office. The said Bobby Ray Woodard having since died leaving Gloria Joy Woodard the surviving tenant by the entirety. The said Gloria J. Woodard having since died intestate on or about December 1, 2020 leaving DEBORAH FAY PARKER AND TAMARA LYNN RAMSEY, HEIRS AT LAW OF GLORIA JOY WOODARD. For further reference see Affidavit of Heirship of record in Instrument No. 202109130122237 and Instrument N202109130122238aid Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved __improved property known as: 3216 Wingate Avenue, Nashville, TN 37211.

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 27th day of August, 2021.

Deborah Fay Parker

Deborah Fay Parker

Tamara Lynn Ramsey

Tamara Lynn Ramsey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Fay Parker and Tamara Lynn Ramsey, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 8-27-2021.

Date

Affiant Signature

8-27-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th 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