Karen Johnson Davidson County
Batch# 729969 DEEDWARR
10/04/2021 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20211004-0133368

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 61940
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Music City Holdings, LLC, a Texas Limited Liability Company<br>7431 George Gaines Rd.<br>Nashville, TN 37221 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 14209001300 and 14209001000

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$580,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ingrid A. Sevin, Trustee of the Dieter Sevin Marital Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

**Tract I:** Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Harpeth Estates, Section Two of record in Book 4175, page 23, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

**Tract II:** Land in Davidson County, Tennessee being Lot No. 18 on the Plan of Harpeth Estates, Section Two of record in Book 4175, page 23, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

**Tract I:** Being the same property conveyed to Dieter Sevin and wife, Ingrid Sevin by Warranty Deed from Karen A. Swauger, dated August 13, 1981, recorded August 17, 1981, of record in Book 5782, page 579, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 8, 1989, recorded October 20, 1989, of record in Book 7964, page 505, said Register's Office, subject property was conveyed to Ingrid Sevin. The said Ingrid Sevin conveyed her interest in subject property to Dieter H. Sevin by Quitclaim Deed dated November 8, 2011, recorded November 15, 2011, of record in Instrument No. 20111115-0089181, said Register's Office. The said Dieter H. Sevin has since died. The Will of Dieter H. Sevin of record in Docket No. P6708 in the Chancery Court for Williamson County, Tennessee and of record in Instrument No. 20131115-0118285, said Register's Office, devised all assets to the Dieter Sevin Marital Trust. By Executors Quitclaim Deed, of recored in Instrument No.

20131217-0127068, said Register's Office, subject property was conveyed to Ingrid A. Sevin, Trustee of the Dieter Sevin Marital Trust. The Dieter Sevin Trustee Marital Trust Certificate of Trust is of record in Instrument No. 20150831-0088161, said Register's Office.

Tract II: Being the same property conveyed to Dieter Sevin and wife Ingrid Sevin, by Warranty Deed from C Lewis Lavine and wife, Marcia F. Lavine, dated June 16, 1982, recorded June 21, 1982, of record in Book 5900, page 986, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 18, 1989, recorded October 20, 1989, of record in Book 7964, page 503, said Register's Office, subject property was conveyed to Dieter Sevin. The said Dieter Sevin has since died. The Will of Dieter H. Sevin, of record in Docket No. 708 in the Chancery Court for Williamson County, Tennessee, and of record in Instrument No. 20131115-0118285, said Register's Office, devised all assets to the Dieter Sevin Marital Trust. By Executors Quitclaim Deed, of record in Instrument No. 20131217-00127068, said Register's Office, subject property was conveyed to Ingrid A. Sevin, Trustee of the Dieter Sevin Marital Trust. The Dieter Sevin Trustee Marital Trust Certificate of Trust is of record in Instrument No. 20150831-0088161, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 4175, page 23, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Restrictions contained in instruments of record in Book 4249, page 17, said Register's Office. Subject to the right of way of the L&N Railroad along the rear line of subject property.

**This is improved property, known as 7443,7445 George Gaines Road, Nashville, TN 37221 and 7431,7433 George Gaines Road, Nashville, TN 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 1st day of October, 2021.

Ingrid A. Sevin, Trustee

**Ingrid A. Sevin, Trustee of the Dieter Sevin Marital Trust**

**State of** Tennessee

**County of** Davidson

On this 1st day of October, 2021, before me the undersigned authority, personally appeared Ingrid A. Sevin, Trustee of the Dieter Sevin Marital Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $580,000.00.

Affiant

Sworn and subscribed before me this 1st day of October, 2021.

Notary

My Commission Expires: 10/2/2023

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

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 10-1-2021.

Date

Affiant Signature

10-1-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1ST day of October, 20 21.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

