Karen Johnson Davidson County
Batch# 731358 DEEDWARR
10/07/2021 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211007-0134829

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Music City Holdings, LLC, a Texas Limited Liability Company	SEND TAX BILLS TO: Music City Holdings, LLC, a Texas Limited Liability Company	MAP-PARCEL NUMBERS
(NAME) 906 N 2nd Street	(NAME) 906 N 2nd Street	08203008300
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **James M. Adams and wife, Sharron L. Adams (who aquired title as Sharron L. Nutt)**, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 163 on the Plan of Sharpe and Horn's Second Addition of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 163 fronts 50 feet on the West side of North 2nd Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to James M. Adams and wife, Sharron L. Nutt by Warranty deed from Wanda E. Allen of record in Instrument No. 20050920-0113246 Register's Office for Davidson County, Tennessee, dated September 16, 2005 and recorded on September 20, 2005.

Sharron L. Nutt and Sharron L. Adams being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 161, Page 53, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 906 N 2nd St. Nashville, TN 37207
(unimproved _)
(House Number) (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 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 my hand this 1st day of October, 2021.

James M. Adams

James M. Adams

Sharron L Adams

Sharron L. Adams

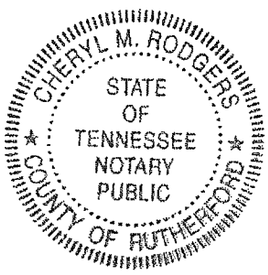
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James M. Adams and Sharron L. Adams**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2021.

Cheryl M Rodgers

Notary Public
My Commission Expires: 11-20-2023



Certificate of Authenticity

I, Holly A Mason, 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 10/4/21.

Affiant Signature

10/4/21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4th day of October, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 2-8-22