WARRANTY DEED

Karen Johnson Davidson County
Batch# 749020 DEEDWARR
11/03/2021 02:11:19 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20211103-0147319

LR-HCI-21-1118

JOHN GLEAVES 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 $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Hodings, LLC	**New Owner**	
(NAME)	(NAME)	**061-11-0-223.00**
2109 Sawdust Road		
(ADDRESS)	(ADDRESS)	
The Woodlands, TX 77380		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY JEAN PERRY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HODINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 10 on the Plan of Eastdale Place, as of record in Book 547, Page 29 and 30, Register's Office for said County.

Said Lot No. 10 fronts 80 feet on the South side of Riverwood Drive and runs bank between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Roy Edgar Perry, Jr. and wife, Mary Jean Perry by Deed deed from S. J. Taylor and wife, Virginia Neille Taylor of record in Book 3703, page 609, Register's Office for Davidson County, Tennessee, dated March 13, 1964 and recorded on March 16, 1964.

Roy Edgar Perry, Jr having since deceased on March 26th, 2019 leaving Mary Jean Perry as the Sole Tenant by the Entirety.

This conveyance is subject to:
- Taxes for the year 2021, which are due and payable October 1, 2022, but not delinquent until March 1, 2022, RE: 061-11-0-223.00
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 29 and 30, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage of record in Book 4281, Page 194, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1118 Riverwood Drive, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ____ DAY OF OCTOBER, 2021.

Mary Jean Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JEAN PERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212