WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8.9.2021

(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

J-IHS-21-810

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 761277 **DEEDWARR**
11/24/2021 03:45:18 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20211124-0156572

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Music City Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**064-16-0C-071.00-CO**
2109 Sawdust Road, Apt 23205		
(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, **LORNA M. WILMER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section Three, Wembley Downs of record in Plat Book 8250, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David C. Wilmer by Quitclaim deed from Lorna M. Wilmer of record in Instrument No. 20180419-0037040 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 19, 2018.

Said David C Wilmer died on May 10, 2018 leaving Last Will and Testament filed for Probate in Docket No. 2018PR213 Chancery Court of Wilson County, Tennessee. In accordance with the terms of the Will, Lorna M Wilmer is named Executor of the Estate of David C Wilmer, deceased.

Being the same property conveyed to Lorna M. Wilmer by Executrix' s deed from Estate of David Charles Wilmer of record in Instrument No. 20190110-0002649 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on January 10, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8304, Page 623, Book 8447, Page 633, Book 8587, Page 268, Book 8646, Page 529, Book 8797, Page 915, Book 9522, Page 349, Register's Office for Davidson County, Tennessee.
- Common Area conveyed to Homeowners Association of record in Book 8405, Page 408, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 8404, Page 718, 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: **810 BexHill Ct N, Hermitage, Tennessee 37075**.

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 19th DAY OF NOVEMBER, 2021.

Lorna M. Wilmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORNA M. WILMER, 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 19th of November, 2021.

Notary Public
My Commission Expires: 7-7-25
(SEAL)

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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