WARRANTY DEED

Karen Johnson Davidson County
Batch# 781774 **DEEDWARR**
12/30/2021 10:13:17 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211230-0171683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0640-21 B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC	Music City Holdings, LLC	061-10-0-136.00
(NAME) 4114 Saunders Avenue	(NAME) 4114 Saunders Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MAJEL L. CARR, JR., TRUSTEE AND DEBORA SHOULDERS CARR, TRUSTEE OF THE MAJEL AND DEBORA CARR REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTEES, 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. 32 on Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for said county.

Said Lot No. 32 fronts 100 feet on the east side of Saunders Avenue, and runs back between parallel lines 300 feet to the west right-of way line of the L & N Railroad.

Being a portion of the same property conveyed to Mary S. Carr and husband, Majel L. Carr, Jr. by Warranty deed from Charlie M. Fuqua and wife, Stella Marrie Fuqua of record in Book 10373, page 364, Register's Office for Davidson County, Tennessee, dated March 05, 1997 and recorded on March 07, 1997. Mary S. Carr having since died on November 5, 2012.

Being a portion of the same property conveyed to Majel L. Carr, Jr., Trustee and Debora Shoulders Carr, Trustee of the Majel and Debora Carr Revocable Living Trust by Warranty deed from Majel L. Carr, Jr. of record in Instrument No. 20180328-0029117 Register's Office for Davidson County, Tennessee, dated March 07, 2018 and recorded on March 28, 2018.

This is:

unimproved ☐

improved ☒ property, known as 4114 Saunders Avenue Lot 1 and Lot 2, Nashville, TN 37216

(House No.) (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 our hands this 28th day of December, 2021.

Majel and Debora Carr Revocable Living Trust

BY: _____
Majel Carr, Trustee

BY: _____
Debora Carr, Trustee

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Majel Carr and Debora Carr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustees for the Majel and Debora Carr Revocable Living Trust, the within named bargainor, a revocable living trust, and that such Trustees executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Majel Carr and Debora Carr.

Witness my hand, at office, this 28th day of December, 2021.

_____
Notary Public

My Commission Expires: 1-3-27

