NAME AND ADDRESS OF NEW OWNERS:
Music City Holdings, LLC
1213 Joseph Ave
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 789087 DEEDWARR
01/13/2022 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20220113-0004841

WARRANTY DEED

WITH PERSONAL REPRESENATIVE QUITCLAIM

(Tax Parcel ID # 071 15 0 306.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Robert L. Coleman,** has bargained and sold and do hereby transfer and convey unto **Music City Holdings, LLC,** its successors and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 108, C. F. Sharpe & W. L. Horne, 2nd Subdivision of Lindsley Property, N. E. Nashville, according to survey and plat of same appearing of record in Book 161, page 53, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Bessie L. King by Warranty Deed filed for record on March 3, 1975 in Book 4893, page 150, of the Register's Office of Davidson County, Tennessee. The said Bessie Louise King died intestate on August 1, 2021 leaving Robert Coleman as her only heir at law as evidenced by Affidavit of Heirship of record in Instrument No. _202201130004840___, in the Register's Office of Davidson County, Tennessee. .

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, its successors and assigns, forever.

I covenant with the said Grantees that I are lawfully seized and possessed of said real estate;

that I have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2021 real property taxes which will be prorated at closing.

I further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned Lisa Taylor, Personal Representative of the Estate of Bessie L. King hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantee.

WITNESS OUR HANDS AND SIGNATURES on this the 29th day of December, 2021.

Robert L. Coleman
Robert L. Coleman

Lisa Taylor, Personal Representative
of the Estate of Bessie L. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert Coleman with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 29th day of December, 2021.

Commission expires: 9/19/22

LAURA VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires

Laura L. Vaught
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Taylor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged herself to be the Personal Representative of the Estate of Bessie L. King, and that she as such Personal Representative executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of December, 2021.

Commission expires: 9/19/22

LAURA VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires

Laura L. Vaught
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Bethany Dath
Affiant

Witness my hand at office this 29th day of December, 2021.

Commission expires:

3-7-23

Notary Public

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 December 29, 2021.

Affiant Signature

12-29-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY