WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/20/25

(AFFIX SEAL)

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-25

LR-MCH-22-1201

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 Holdings LLC	**New Owner**	
(NAME)	(NAME)	**081-16-0-112.00**
630 Hunts Pt, #3026		
(ADDRESS)	(ADDRESS)	
Grand Prairie, TX 75050		
(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, **KHIRA TURNER, MARRIED,** 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:

Land in Davidson County, Tennessee being Lot No. 54 on the plan of McGavock, Wetmore and others second addition to Nashville, called the addition to the town of McGavock, as of record in Book 21, Page 41, register's office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of 11th avenue North, formerly Filmore or Tilden Street and Scovel, formerly Madison Street; thence with the Westerly margin of said avenue; Northwardly 106 feet, more or less; to the corner of Lots Nos. 54 and 55; thence Westerardly with the line between two Lots 150 feet to the Easterly margin of an alley; thence with said alley, Southwardly 60 feet to the Northerly margin of Scovel street; thence with said street, Eastwardly 157 feet to the beginning.

Included in the above description but excluded therefrom, is a 3,284 square feet tract, more or less conveyed to the state of Tennessee by deed of record in Book 4181, Page 532, Register's office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being a portion of Lot No. 54 on the plan of McGavock, Wetmore and others' second addition to Nashville, called the addition to the town of McGavock, as of record in Book 21, Page 41, register's office for Davidson County, Tennessee, described as follows:

Beginning at a point of intersection between the Easterly margin of an alley and the Northerly margin of Scovel street, said point being the Southwest corner of Lot 54 on the plan of McGavock, Wetmore and others' addition to Nashville, called the town of McGavock, as of record in Book 21, Page 41, register's office for Davidson County, Tennessee; thence with the Easterly margin of said alley and the Westerly boundary of said Lot 54, North 33 degrees 45 minutes 55 seconds West 61 feet to a point, said point being the common corner between lots 54 and 55 in the aforesaid subdivision; thence with the common line between said Lots 54 and 55, North 56 degrees 06 minutes 53 seconds East 49.31 feet to a point; thence South 31 degrees 58 minutes 26 seconds East 75.13 feet to a point in the Northerly margin of Scovel street; thence with the Northerly margin of Scovel street and the Southerly boundary of said Lot 54, South 72 degrees 49 minutes 28 seconds West 49 feet to the point of beginning.

Being the same property conveyed to Khira Turner, unmarried by Warranty Deed from Gilbert W. Phillips of record in Instrument No. 20090701-0061551 Register's Office for Davidson County, Tennessee, dated June 26, 2009 and recorded on July 01, 2009, and Deed of Correction Warranty Deed, Recorded in Instrument No. 20120717-0062576.

Scrivener's Affidavit, Recorded in Instrument No. 20120614-0052419.

Karen Johnson Davidson County
Batch# 806580 **DEEDWARR**
02/16/2022 09:06:34 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220216-0017837

The said Gilbert W. Phillips having since died on October 25, 2009. Probate Case# 09P1812 on Gilbert W. Phillips, Recorded in October 25, 2009.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1201 11th Ave N, Nashville, Tennessee 37208**.

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 11th DAY OF FEBRUARY, 2022.

Khira Turner

Khira Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHIRA TURNER, 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 11th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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