# WARRANTY DEED

Karen Johnson Davidson County
Batch# 812945 DEEDWARR
03/01/2022 11:21:19 AM 3 pgs
Fees: $18.00 Taxes: $888.00

20220301-0023080

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LR-SFC-22-528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(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 Holdings LLC** | **New Owner** | |
| (NAME) **630 Hunts Pt, #3026** | (NAME) | **058-11-0-174.00** |
| (ADDRESS) **Grand Prairie, TX 75050** | (ADDRESS) | |
| (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, **KIMBERLY GOLIDAY AND THOMAS GOLIDAY AND CALVIN GOLIDAY AND NICOLE GOLIDAY AND MARCO DURAN GOLIDAY AND SHEMEKA GAINES,** 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. 99 on the Plan of Section 3, Royal Hills of record in Plat Book 4860, Page 47, in the Register's Office for said county.**

**Said Lot No. 99 fronts 75.00 feet on the northerly margin on Judd Drive and extends back 123.74, feet on the easterly line and 160.81 feet on the westerly line to a broken line in the rear measuring 125.78 feet thereon.**

**Being the same property conveyed to Gary Henderson, Jr.,et ux Katie L. Henderson by Warranty deed from A & H Homes, a partnership of record in Book 5171, page 689, Register's Office for Davidson County, Tennessee, dated July 14, 1977 and recorded on July 14, 1977.**

**Katie L. Henderson died intestate in Davidson County, Tennessee on the 8th Day of July, 1994. Title to said property passed to Gary Henderson, Jr., her husband**

**Being the same property conveyed to Wanda Horton by Quit Claim deed from Gary Henderson, Jr. of record in Instrument No. 20010822-0090722 Register's Office for Davidson County, Tennessee, dated February 09, 2001 and recorded on August 22, 2001.**

**The said Wanda Horton since haveing died intestate on January 5th, 2021 leaving Kimberly Goliday, Thomas Goliday, Calvin Goliday, and Carolyn Jennings as her heirs at law Affidavits of Heirship recorded in Instrument No# 20220301-0023075 and 20220301-0023076, Register's office for Davidson County, Temmessee.**

**Carolyn Jennings since having died Instestate on November 6th, 2020, leaving Nicole Goliday, Marco Goliday and Shemeka Gains as her heirs at law. Affidavit of Heirship record in Instument No: 20220301-0023077 and 20220301-0023078, Register's Office for Davidson County, Tennessee.**

****Said property is not the principal residence of the Grantors.**

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 4860, Page 47, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 4950, Page 530, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **528 Judd Dr., Nashville, Tennessee 37218**.

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 applicab e to all genders.

Witness my/our hand(s) this the 23 DAY OF FEBRUARY, 2022.

Kimberly Goliday

Thomas Goliday

Calvin Goliday

Nicole Goliday

Marco Duran Goliday by Patty Parsons, Attorney-In-Fact

Shemeka Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY GOLIDAY, 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 23rd of February, 2022.

Notary Public
My Commission Expires: 12-5-2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS GOLIDAY, 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 23rd of February, 2022.

Notary Public
My Commission Expires: 12-5-2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN GOLIDAY, 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 23rd of February, 2022.

Notary Public
My Commission Expires: 12-5-2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE GOLIDAY, 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 23rd of February, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEMEKA GAINS, 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 23rd of February, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTY PARSONS, to me known (or proved to me on the basis of satisfactory evicence) to be the person who executed the foregoing instrument in behalf of MARCO DURAN GOLIDAY, and who acknowledged he/she/they executed the same as the free act and deed of the said MARCO DURAN GOLIDAY.

Witness my hand and official seal, this the 23rd of February, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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