This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 818805 DEEDWARR
03/10/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220310-0027346

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOSEPH ODOM EARNEST, HUSBAND AND WIFE, SUSAN KNOX EARNEST**, HEREINAFTER CALLED 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, TN, DESCRIBED AS FOLLOWS TO-WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 113 ON THE PLAN OF MERRY OAKS, ACCORDING TO PLAT THEREOF, RECORDED IN BOOK 1835, PAGES 67 AND 67, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.**

**BEING THE SAME PROPERTY CONVEYED TO JOSEPH ODOM EARNEST, HUSBAND AND WIFE, SUSAN KNOX EARNEST, BY WARRANTY DEED FROM GARY W. MEDLIN AND WIFE, CAROLYN W. MEDLIN, DATED JANUARY 7, 2012, OF RECORD IN INSTRUMENT #20020111-0004459, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This is improved property, known as** 2300 SWEETWOOD RD, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of FEBRUARY 2022.

**JOSEPH ODOM EARNEST**

**SUSAN KNOX EARNEST**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JOSEPH ODOM EARNEST, HUSBAND AND WIFE, SUSAN KNOX EARNEST**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 25th day of FEBRUARY 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of FEBRUARY 2022.

NOTARY PUBLIC
My commission expires: 10/2/2023

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

**Address New Owner(s) as follows:**
MUSIC CITY HOLDINGS, LLC
C/O JENNIFER BULLARD
630 HUNTS PT. #3026
GRAND PRAIRIE, TX 75050

**Send Tax Bills To:**
Same as above

**Map and Parcel Number(s): 095 030/060.00**

Certificate of Authenticity

I, Tonya Loftin, 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 **February 25, 2022**.

Date

Tonya Loftin

Affiant Signature

March 1, 2022

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1st day of March, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)