WARRANTY DEED

Karen Johnson Davidson County
Batch# 819968 DEEDWARR
03/11/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20220311-0028194

STATE OF TENNESSEE 2022-859
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Lesley Smith
(Affiant)

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

Dee Ray
Notary Public

My commission expires: 5/2/22

DEE RAY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Music City Properties Partnership (NAME)	**NEW OWNER** (NAME)	**092-07-0-024.00**
1206 Hazelwood Drive, Ste B (ADDRESS)	(ADDRESS)	
Smyrna, TN 37167 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andreas Mueller, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Properties Partnership, a Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 in John Langham's Plan of Lots, as of record in Book 57, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 Fronts 50 feet on the south side of Hermosa Street and runs back between parallel lines 160 feet, more or less, to an alley.

Being all the same property conveyed to Andreas Mueller, a single man, by deed from Betty M. Jackson, a married woman, of record in Inst. No. 20210303-0027630, Register's Office for Davidson County, Tennessee.

Information purposes only: This is improved property known as: 2213 Hermosa Street, Nashville, TN 37208.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) Taxes for the year 2022, and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2ND day of March, 2022.

By:_____(SEAL)
Andreas Mueller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2022, before me personally appeared Andreas Mueller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2ND day of March, 2022.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 1st day of March, 2022.

Lesley R. Smith

3/1/22
Date

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Lesley Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 1st day of March, 2022.

My Commission Expires: 5/2/22

Notary Public

