Karen Johnson Davidson County
Batch# 820448 DEEDWARR
03/11/2022 01:57:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20220311-0028878

NAME AND ADDRESS OF NEW OWNERS:
Music City Holdings LLC
214 2nd Avenue N., Ste 203
Nashville. TN 37201

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

SEND TAX BILLS TO:
New Owners

WARRANTY DEED
WITH ADMINISTRATOR QUITCLAIM

(Tax Parcel ID # 162 07 0 107.00)

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 **Bethany D. Goodloe and Brian L. Goodloe**, have bargained and sold and do hereby transfer and convey unto **Music City Holdings LLC, a Tennessee limited liability company**, its successors and assigns, forever, that certain property located and situated in Rutherford County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 27, Section One, Colewood Hills, according to survey and plat of same appearing of record in Book 4300, page 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennifer Goodloe by Quitclaim Deed filed for record on December 01, 2006 in Instrument Number 20061201-0148457, of the Register's Office of Davidson County, Tennessee. The said Jennifer Goodloe died intestate on May 20, 2019 leaving Bethany D. Goodloe and Brian L. Goodloe as her heirs-at-law as evidenced by Affidavit of Heirship of record in 202203110028877 **in the Register's Office of Davidson County, Tennessee. Samuel L. Cosley was appointed Administrator of the Estate of Jennifer Elaine Murray Goodloe as evidenced by Letters of Administration issued by the Circuit Court (Probate Division) 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 Grantee, its successors and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we 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.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned Samuel L. Cosley, Administrator of the Estate of Jennifer Elaine Murray Goodloe hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 28 day of February, 2022.

Bethany D. Goodloe

Samuel L. Cosley, Administrator of the Estate of Jennifer Elaine Murray Goodloe

Brian L. Goodloe

State of Tennessee

County of Rutherford

Personally appeared before me, Bethany D. Goodloe and Brian L. Goodloe with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of March, 2022.

Notary Public
My Commission Expires: 4.17.26

LISA CONNALLY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY of HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel L. Cosley, 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 himself to be Administrator of the Estate of Jennifer Elaine Murray Goodloe, and that he as such Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of February 2022.

Notary Public
My Commission Expires: 2/19/23

S. D. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 02-19-2023

STATE OF TENNESSEE
COUNTY OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Witness my hand at office this 28 day of February, 2022.

Commission expires: 2/19/23

Notary Public

S. D. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 02-19-2023

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 2/28/22 (date of document).

Affiant Signature

3/4/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of March, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY