WARRANTY DEED

Karen Johnson Davidson County
Batch# 830352 **DEEDWARR**
03/29/2022 10:31:57 AM 2 pgs
Fees: $13.00 Taxes: $811.85

20220329-0036066

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,420.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0749-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings LLC	Music City Holdings LLC	090-11-0A-025.00-CO
(NAME) 515 Basswood Dr B25	(NAME) 515 Basswood Dr B25	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Nineteen Thousand Four Hundred Twenty And No/100 Dollars ($219,420.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHARON PIGOTT,** HEREINAFTER CALLED THE 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B25, together with the appurtenant interest in the common elements of Rock Harbor Condominium Association, a horizontal property regime established by Master Deed of record in Book 6153, page 421, as amended in Book 6162, page 251, Book 6896, page 661, Book 7369, page 206, Instrument No. 20060109-0002574, Instrument No. 20060712-0083758 and Instrument No. 20100121-0005427, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit C-3 to the aforementioned Master Deed.

Being the same property conveyed to Sharon Pigott, unmarried by Warranty deed from Michele K. Barone, unmarried of record in Instrument No. 20190417-0035468 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 17, 2019.

This is:

unimproved ☐

improved ☒ property, known as 515 Basswood Dr B25, Nashville, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of March, 2022.

Sharon Pigott

State of Tennessee
County of Davidson

On this 28th day of March, 2022, before me personally appeared Sharon Pigott, 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 (or person's) free act and deed.

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

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY