Karen Johnson Davidson County
Batch# 830993 DEEDWARR
03/30/2022 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $688.20
20220330-0036785

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $186,000.00.

MS
Affiant

Subscribed and sworn to before me this 11th day of March, 2022.

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2022-60

Address of New Owner:	Send Tax Bills to:	Tax Information:
Music City Holdings, LLC	Same	
2510 Ennis Road		119-07-0-062.00
Nashville TN 37210		

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

Todd Schrock and Jill Schrock, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Music City Holdings, LLC, a Texas limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section Two, Laurel Acres, of record in Book 2133, Page 122, in the Register's Office for Said County.

Said Lot fronts 100 feet on the Northerly side of Ennis Road and runs back 223.4 feet on the Westerly line and 271.6 feet on the Easterly line to a dead line in the rear on which it measures 88.3 feet.

Being the same property conveyed to Jill Schrock and Todd Schrock, wife and husband by Warranty Deed from William Fred Piper, Jr., unmarried of record in Instrument No. 20201223-0153002 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 23, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2510 Ennis Road, Nashville, TN 37210.**

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 11th day of March, 2022.

Todd Schrock

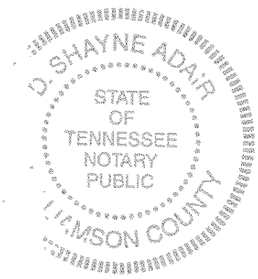
Jill Schrock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Schrock and Jill Schrock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



Certificate of Authenticity

I, Nick Harris, 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 3/11/2022.

Date

Affiant Signature

3/11/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of March, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY