WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 842151 DEEDWARR
04/19/2022 01:26:46 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220419-0045089

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings LLC	**New Owner**	
(NAME)	(NAME)	**117-11-0J-320.00-CO**
630 Hunts Point, #3026		
(ADDRESS)	(ADDRESS)	
Grand Prairie, TX 75050		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KODIHALLI CHANNABASAPPA AND SARVAMANGALA CHANNABASAPPA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 320 of The Hillmont Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Hillmont Condominiums, of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kodihalli Channabasappa and Sarvamangala Channabasappa, husband and wife by Warranty deed from Meghan L. Weaver, unmarried of record in Instrument No. 20190812-0080004 Register's Office for Davidson County, Tennessee, dated August 06, 2019 and recorded on August 12, 2019, Affidavit of Kate Rosenthal, Attorney At Law, recorded date January 31, 2020 in Instrument No. 20200131-0011576.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.
- Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 3921, Page 507, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 Woodmont Blvd. Apt 320, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF APRIL, 2022.

Kodihalli Channabasappa

Sarvamangala Channabasappa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of April, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212