Karen Johnson Da...
Batch# 849912 DEEDWARR
05/03/2022 10:20:23 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220503-0051110

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-PPBULL-22-5115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

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)	**059-00-0-042**
630 Hunts Pt #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, **ZACH W. CORLEY, UNMARRIED,** 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 LIABILTY 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:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made March 16, and 17, 1961, by Geo. W. Watkins, Surveyor, as follows:

Beginning in the Westerly margin of Buena Vista Pike at a point 51.9 feet South 25 deg. 25 min. East of the Southeasterly corner of a 6-foot strip of land conveyed by R. B. Beal and wife, to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed of record in Book 3253, Page 625, said Register's Office, said beginning point being also in the Southerly margin of a 50-foot proposed road, and running thence, along the Westerly margin of said Pike, South 25 deg. 25 min. East 150 feet; thence South 80 deg. 15 min. West 340.5 feet; thence North 9 deg. 45 min. West 144.4 feet to the Southerly margin of said 50-foot proposed road; thence with the same, North 80 deg. 15 min. East 300 feet to the beginning.

Being the same property conveyed to Zach W. Corley, unmarried, by Warranty Deed from Howard B. McNabb and wife, Katherine L. McNabb, of record in Instrument No. 20010703-0070558, in the Register's Office for Davidson County, Tennessee, dated July 2, 2001, and recorded on July 3, 2001.

This conveyance is subject to:
- County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5115 Buena Vista Pike, Nashville, Tennessee 37218**.

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 28th DAY OF APRIL, 2022.

Zach W. Corley

Zach W. Corley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACH W. CORLEY, 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 28th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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