THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220440775** Karen Johnson Davidson County Batch# 862315 DEEDWARR 05/25/2022 10:57:30 AM 3 pgs Fees: $18.00 Taxes: $1,002.70 20220525-0060655	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $271,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2022. Notary Public My Commission Expires: 3-7-23

T.P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

WARRANTY DEED

Address New Owner: Music City Holdings, LLC 1317 Cardinal Avenue Nashville TN 37216	Send Tax Bills To: New Owner 1317 Cardinal Ave Nashville TN 37216	Tax Information: Tax Parcel ID No. 061 16 0 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James E. Holland and Norma R. Holland, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Music City Holdings, LLC, a Texas Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Greenland Estates, as of record in Book 974, Page 13, Registers' Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Holland, and Norma R. Holland, Husband and Wife, by Warranty Deed from Grace M. Driver, an unmarried woman, of record in Instrument No. 20040730-0091425 in the Register's Office for Davidson County, Tennessee, dated July 23, 2004, and recorded on July 30, 2004

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Greenland Estates, as recorded in Plat Book 974, Page(s) 13.

This is improved property located at 1317 Cardinal Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2022.

James E. Holland

Norma R. Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James E. Holland and Norma R. Holland, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

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 5/19/2022.

Date

Affiant Signature

5/19/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of May, 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