# Warranty Deed

| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 868879 DEEDWARR<br>06/08/2022 03:39:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,387.50<br>20220608-0065671 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $375,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 27th day of May, 2022.<br><br>Notary Public<br><br>My commission expires: |

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Kory Bernard Shore and Suzanne Lee Shore | New Owner(s) | 081-15-0-120.00 |
| 1617 Doctor DB Todd Junior Boulevard | 1617 Doctor DB Todd Jr. Blvd. | |
| Nashville, TN 37208 | Nashville, TN 37208 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA SOUTHARDS AND BRYN SOUTHARDS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KORY B. SHORE AND SUZANNE L. SHORE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Northerly 31.75 feet of the Southerly 122.55 feet of Lot 75 and the Northerly 25.8 feet of the Southerly 115.8 feet of Lot 76 on the Plan of J. M. T. J and G. W. Hardings Plan of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at an iron pin located in the Westerly margin of 18th Avenue North, said iron pin being located North 24 degrees, 45 minutes West, 90.8 feet from the Northerly margin of Formosa Street, running thence with the Westerly margin of 18th Avenue North, North 24 degrees, 45 minutes West, 31.75 feet to an iron pin being located South 24 degrees, 45 minutes East, 30 feet from the Southerly margin of a 16 foot alley; running thence South 71 degrees 55 minutes West, 101 feet to an iron pin, said iron pin being located South 15 degrees 30 minutes East, 34 feet from the Southerly margin of a 16 foot alley, running thence South 15 degrees, 30 minutes East, 25.8 feet to an iron pin.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Gregory E. Wood of record in Instrument No. 20190204-0010327 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on February 04, 2019.

Being the same property conveyed to Stephen Vincents Investors USA, LLC, a Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20190204-0010328 Register's Office for Davidson County, Tennessee, dated January 29, 2019 and recorded on February 04, 2019.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Stephen Vincents Investors USA, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200612-0060238 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 12, 2020.

Being the same property conveyed to Apex Acquisitions, LLC by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20200715-0077364 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on July 15, 2020.

Being the same property conveyed to Joshua Southards and Bryn Southards, husband and wife by Quitclaim deed from Apex Acquisitions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210223-0022226 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 23, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1617 Doctor DB Todd Junior Boulevard, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2022.

**Joshua Southards**

**Bryn Southards**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 27th day of May, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Emily Manno, 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 5/27/22.

Date

Affiant Signature

5/27/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of May, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON