

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2022.

Notary Public

My commission expires: 1-3-25

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 883039 **DEEDWARR**
07/01/2022 02:21:38 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20220701-0076847

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Holdings, LLC	**Music City Holdings, LLC**	**133-12-0-332.00**
630 Hunts Point, #3026	**630 Hunts Point, #3026**	
Grand Prairie, TX 75050	**Grand Prairie, TX 75050**	

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, **Maracah Mowery-Kiser**, HEREINAFTER REFERRED TO AS 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, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 on the Plan of Section One, Addition to Greenwood Hills, of record in Plat Book 4955, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason C. Kiser and wife, Maracah Mowery-Kiser, by Warranty Deed from Timothy T. Kelsey, unmarried, dated 03/14/2002 and recorded 03/20/2002 in Instrument No. 20020320-0034381, Register's Office for Davidson County, Tennessee.
The said Jason C. Kiser has since been divested from the property in accordance with Final Decree of Divorce filed of record in Docket No. 07D-3675, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 401 Jessie Drive, Nashville, TN 37211.

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 in 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 my/our hand(s) this 28th day of June, 2022.

Return to:
Rudy Title and Escrow, LLC
7012 21st Avenue South
Nashville, TN 37212
File LRS# 22401

Maracah Mowery-Kiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2022, before me personally appeared **Maracah Mowery-Kiser**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of June, 2022.

Notary Public

Commission Expiration:

