WARRANTY DEED

Karen Johnson Davidson County
Batch# 887478 DEEDWARR
07/12/2022 11:24:13 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220712-0080007

LR-SFC-22-491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. My Commission Expires 07/09/2024

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)	**150-01-0-025.00**
491 Rural Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **ALICE PILEWICZ AND MICHAEL PILEWICZ, JR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC,** 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 Davidson County, Tennessee, being Lot No. 224 on the Plan of Edge-O-Lake Estates, Section One, as of record in Plan (sic) Book 3600, page 43, Register's office for said county.

Said Lot No. 224 fronts 79.21 feet on the Northerly side of Rural Hill Road and extends back 162.93 feet on the Westerly line and 177.0 feet on the Easterly line to a dead line in the rear, on which it measures 82.46 feet thereon.

Being the same property conveyed to Stanley A. Pilewicz etux Virginia Sue Pilesicz by Warranty deed from Gerald G. Greene etux Lennis H. Greene of record in Book 4971, page 102, Register's Office for Davidson County, Tennessee, dated November 07, 1975 and recorded on November 14, 1975.

Said Stanley A. Pilewicz became deceased on June 6, 2006, vesting Virginia Sue Pilesicz as surviving tenant.

Being the same property conveyed to Donna L. Sheppard by Quitclaim deed from Virginia Sue Pilesicz, also known as Virginia Sue Pilewicz, an unmarried widow of record in Instrument No. 20080908-0091621 Register's Office for Davidson County, Tennessee, dated September 05, 2008 and recorded on September 09, 2008.

Being the same property conveyed to Donna L. Sheppard by Warranty deed from Donna L. Sheppard, a single woman and Michael L. Pilewicz, a single man of record in Instrument No. 20140613-0051844 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on June 13, 2014.

Being the same property conveyed to Michael L. Pilewicz, a single man by Warranty deed from Donna L. Sheppard of record in Instrument No. 2014123-00118996 Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on December 30, 2014.

Michael L. Pilewicz, married having since died Testate on January 1,2022 leaving wife Alice Pilewicz and son Michael L. Pilewicz,Jr as his heirs at law. Affidavit of Heirship of recorded in Instrument No. 20220712-0080004 and Instrument No. 20220712-0080005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 43, Register's Office for

Davidson County, Tennessee.
- Restrictions of record in Book 3679, Page 279, Book 3818, Page 494, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 5140, Page 508, 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: **491 Rural Hill Road, Nashville, Tennessee 37217**.

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 7th DAY OF JULY, 2022.

Alice Pilewicz

Alice Pilewicz

Michael Pilewicz Jr by John Gleaves Attorney in Fact

Michael Pilewicz, Jr by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE PILEWICZ, 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 7th of July, 2022.

Edward Faria

Notary Public
My Commission Expires: 3-3-2025
(SEAL)

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL PILEWICZ, JR, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL PILEWICZ, JR.

Witness my hand and official seal, this the 7th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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