WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

LR-EH-22-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(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)	
630 Hunts Point, #3026		**071-08-0-366.00**
(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, **STEPHEN F. MEADE, MARRIED** , 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 LIABILITY 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 Davidson County being Lot Number 43 on the Map of Rawls Subdivision, not of record, originally shown on a survey by Z. J. Wilkinson, Surveyor, but recently amended by and shown on a survey by Pete Meyer, Surveyor, dated April 24, 1946 as follows:

Beginning at a point in the North margin of Edwin Street, as dedicated and opened by an instrument of record in Book 1300, Page 547, Register's Office for Davidson Count, said point being the corner of Lots Numbers 1 and 43 as shown on said Meyer survey, and being 130 feet East of a concrete monument set in the North margin of Edwin Street, at the beginning of a curve into Jones Avenue; thence with the West line of Lot Number 43 and along the East line of Lots Numbers 1 and 2, North 4 degrees 30 minutes East to a point at the Northwest corner of Lot 43; thence Easterly 60 feet to a point, the corner of Lots Numbers 42 and 43; thence Southerly 136 feet to the North line of Edwin Street; thence with the margin of same, South 89 degrees West 60 feet to the point of beginning.

Being a portion of the same property conveyed to Stephen F. Meade and Helen Katherine Creason Meade, an estate by the entireties by Quitclaim deed from Stephen F. Meade of record in Instrument No. 20060828-0106324 Register's Office for Davidson County, Tennessee, dated August 24, 2006 and recorded on August 28, 2006.

Helen Katherine Meade having since deceased on or about April 29th, 2010, leaving Stephen Foster Meade as the Sole Tenant by the Entirety. Stephen Foster Meaded having since remarried. Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Dedication of land for extension of Edwin Avenue of record in Book 1300, Page 547, 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: **501 Edwin St, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch# 898045 **DEEDWARR**
08/03/2022 10:41:21 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20220803-0088400

Witness my/our hand(s) this the 29th DAY OF JULY, 2022.

Stephen F. Meade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN F. MEADE, 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 29th of July, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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