WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 10-2025

LR-MCH-22-2588

Karen Johnson Davidson County
Batch# 898049 **DEEDWARR**
08/03/2022 10:47:23 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20220803-0088412

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)	**174-11-0A-447.00-CO**
630 Hunts Point, #3026		
(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, **LAWRENCE DONELL JONES, JR., UNMARRIED,** 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, Tennessee, being Lot No. 277 on the Plan of Final Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six Section Two of record in Plat at Instrument No. 20060216-0018813 and re-recorded in Instrument No. 20060531-0063598, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lawrence Donell Jones, Jr., unmarried by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20061222-0158482 Register's Office for Davidson County, Tennessee, dated December 14, 2006 and recorded on December 22, 2006.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20060216-0018813 and Re-recorded in Instrument No. 20060531-0063598, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, InstrumentNo. 20041102-0131848 and Instrument No. 20060112-0004819 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee.
- Charter for Cane Ridge Farms HOA of record in Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
- Charter for Cane Ridge Farms HOA of record in Instrument No. 20041210-0147105, in the Register's Office for Davidson County, Tennessee.
- Deed of Common Areas to HOA of record in Instrument No. 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement(s) of record in Book 4428, Page 565 and Book 4420, Page 36, in the Register's Office for Davidson County, Tennessee.
- Utilities Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to United Telephone Company of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Cane Ridge Farms Homeowners' Association of record in Instrument Number 20110128-0007971, 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: **2588 Kanlow Drive, Antioch, Tennessee 37013**.

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 1st DAY OF AUGUST, 2022.

Lawrence Donell Jones, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE DONELL JONES, JR., 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 1st of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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