WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

J-MCH-22-641

Karen Johnson Davidson County
Batch# 906927 **DEEDWARR**
08/24/2022 09:29:53 AM 2 pgs
Fees: $13.00 Taxes: $510.60

20220824-0095450

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)	**052-02-0-076.00**
156 Lindsey Road	**New Ower**	
(ADDRESS)	(ADDRESS)	
Big Sandy, TX 75755		
(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, **ROBERT PHILLIPS HOOVER, SINGLE** , 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. 38 of Block "D" on The Revised Map of Rainbow Terrace Subdivision, As of Record in Book 1130, Page 85, Registers Office for Said County.

Said Lot No. 38 Fronts 50 Feet on The North Side of Carmel Avenue And runs back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Robert Phillips Hoover and wife, Donna M. Hoover by Warranty deed from Edward F. Morgan and wife, Gail M. Morgan of record in Book 4484, page 693, Register's Office for Davidson County, Tennessee, dated March 05, 1971 and recorded on March 09, 1971.

Final Decree Confirming Sale Recorded on December 04, 2014 record in Instrument No. 20141204-0111198, Register's Office for Davidson County, Tennessee.

Decree for Redemption Recorded on July 12, 2016 record in Instrument No. 20160712-0071258, Register's Office for Davidson County, Tennessee.

Donna M. Hoover having since deceased on February18th, 2018 leaving Robert Phillips Hoover as sole tenant by the entirety.

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 Plat 843, Page 9, and revised in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1380, Page 88, 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: **641 Carmel Avenue, Madison, Tennessee 37115**.

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 22nd DAY OF AUGUST, 2022.

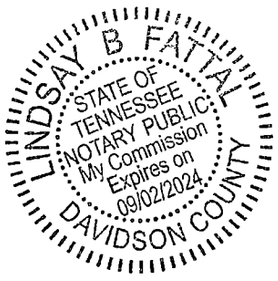
Robert Phillips Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT PHILLIPS HOOVER, 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 22nd of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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