Karen Johnson Davidson County
Batch# 921210 DEEDWARR
09/26/2022 09:02:35 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220926-0106033

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$350,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF September, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 148
Music City Holdings, LLC 6 Cadillac Drive Brentwood, TN 37027	SAME AS OWNER	GROUP 01 0 PARCEL 014.00

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,

Larry Cox

Hereinafter called 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:

Land in Davidson County, being Lot No. 162 on the plan of Hillbrook, Section III, as of record in Book 3300, Page 84, Register's Office for said county, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Mickel Law Firm, P.A., Substitute Trustee for Esquire Title, Trustee, dated August 26, 2022, and filed of record September 6, 2022 in Instrument No. 20220906-0099690, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **258 Willow Lane, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer.

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 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 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 hand and official seal at office this 20th day of September, 2022.

Larry Cox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2022.

My Commission Expires

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027