WARRANTY DEED

Karen Johnson Davidson County
Batch# 933755 **DEEDWARR**
10/26/2022 10:15:20 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20221026-0115898

BS-HRE-22-2821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 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) **156 Lindsey Road**	(NAME)	**092-06-0-392.00**
(ADDRESS) **Big Sandy, TX 75755**	(ADDRESS)	
(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, **EDWARD RUCKER,** 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. 11 on the Plan of T. M. Steger's Clifton Pike Subdivision of the Barrow Place, of record in Book 421, Page 112, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 40 feet on the Southerly side of Clifton Pike and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to John W. James, Jr. and wife, Clara B. James by Warranty Deed from Milton McClain, Jr. and wife, Bernice M. McClain of record in Book 4160, page 927, Register's Office for Davidson County, Tennessee, dated August 02, 1967 and recorded on August 11, 1967.

The said John W. James, Jr. having since died, leaving Clara B. James as surviving tenant by the entirety.

Being the same property conveyed to Fredina Rucker, an individual, married by Quitclaim Deed from Clara J. Copeland, an individual, married of record in Instrument No. 20050725-0086095 Register's Office for Davidson County, Tennessee, dated July 23, 2005 and recorded on July 25; 2005.

Being the same property conveyed to Edward Rucker by Quit Claim Deed from Fredina Rucker, a married woman of record in Instrument No. 20220812-0091926 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 12, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee.
- Subject to oil, gas and minerals on or under the above described property owned by Grantor, If any, which are reserved by grantor.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2821 Clifton Ave, Nashville, Tennessee 37209**.

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 24th DAY OF OCTOBER, 2022.

Edward Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD RUCKER, 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 24th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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