Karen Johnson Davidson County
Batch# 936614 DEEDWARR
11/01/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20221101-0117907

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$575,000.00** (Five Hundred Seventy Five Thousand).

AFFIANT

Subscribed to and sworn before me this 31st day of October, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES 7.9.24

JOHN GREGORY RUSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Music City Properties Partnership 2112 Early Avenue Nashville, TN 37206	Music City Properties Partnership 2035 Clifton Johnston Ct. Nolensville, TN 37388	08303010000

WARRANTY DEED

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, I/WE, **ROBERT D. FRANCIS, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MUSIC CITY PROPERTIES PARTNERSHIP, a partnership comprised of Hani Mansour and George Hanna,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain tract or parcel of land located in the 27th Civil District of Davidson County, Tennessee, more particularly described as follows, to wit:

Being Lot No. 43 of the Pontotoc Subdivision, of record in Plat Book 547, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert D. Francis by deed from Robert D. Francis, the Executor of the Estate of Melissa D. Francis, deceased, of record in Instrument No. 20210719-0096392, dated July 13, 2021 and recorded July 19, 2021, Register's Office for Davidson County, Tennessee.

The said Robert D. Francis hereby makes oath that the above described property has never been the domicile of the said Robert D. Francis.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2112 EARLY AVENUE** **NASHVILLE, TN 37206**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2022106615

WITNESS, this 26 day of October, 2022

Robert D Francis

Robert D. Francis

STATE OF NORTH CAROLINA)
COUNTY OF Henderson)

On this 26th day of October, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert D. Francis** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26th day of October, 2022.

Margaret D. Gipe
Notary Public

Commission Expires: 9/10/2024

MARGARET D. GIPE
Notary Public
Henderson
County
My Comm. Exp.
09-10-2024
NORTH CAROLINA

LTSR Number:

GTE File: 2022105615

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 10/31/2022. (Date of Document)

Affiant Signature

Date: 10/31/2022

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 31 day of October, 2022

Notary Public

My Commission Expires: 2/24/26

MACY STEELE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires