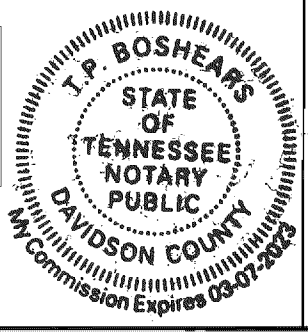
WARRANTY DEED

Karen Johnson Davidson County
Batch# 940304 DEEDWARR
11/10/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20221110-0120772



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 3.7.23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings, LLC A Texas Limited Liability Company	Music City Holdings, LLC A Texas Limited Liability Company	04112000900
(NAME)	(NAME)	
1121 Bell Grimes Lane	1121 Bell Grimes Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Nashville, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Helen M. Foster, widowed,** 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:

BEING Lot No. 4 on the Plan of Section I, Bellshire Estates, as shown by plat of record in Plat Book 2133, Page 124 and 125, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Larence A. Foster*** and wife, Helen M. Foster by deed from Clarence H. Waldron and Daniel Smerchek, Jr., dated 5-25-57 of record in Record Book 2648, Page 469, Register's Office for said County.
*** Larence A. Foster is deceased, his date of death was 9-5-22.

unimproved ☐

This is improved ☑ property, known as 1121 Bell Grimes Lane, Nashville, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 10th day of November, 2022.

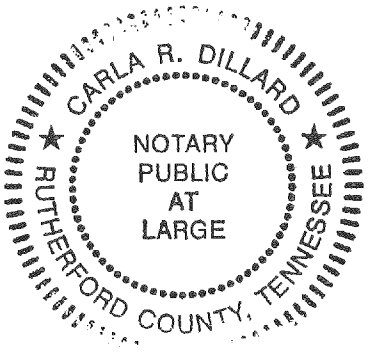
Helen Marie Foster
, by attorney in fact William Larry Foster

State of Tennessee
County of DAVIDSON

On this 10th day of November, 2022, before me personally appeared William Larry Foster, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Helen Marie Foster, as his Attorney in Fact, under instrument bearing Instrument #_202211100120771__, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Helen M. Foster, widowed, under said Power of Attorney. Witness my hand and official seal.

My Commission Expires: 2-8-24

Notary Public



File No.: 2808

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **November 10, 2022**.

Affiant Signature

11/10/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23

Date

