Karen Johnson Davidson County
Batch# 943076 DEEDWARR
11/18/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20221118-0122843

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Music City Holdings LLC	Music City Holdings LLC	Parcel ID: 091 08 0 115.00
(NAME)	(NAME)	
4002 Albion Street	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Mattie M. Williams and George W. Williams Jr. sole heirs at law of George W. Williams Sr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Music City Holdings LLC**, 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, Tennessee, being Lot No. 95 on the Plan of L.H.Davis Subdivision as of record in Book 57, page 100, Register's Office for said County. Said Lot fronts 50 feet on the northerly side of Albion Street and runs back 129 feet on the easterly line and 108 feet on the Westerly line to an alley, and measures 35 feet.

Being the same property conveyed to George W. Williams and wife, Mattie Lee Williams from Jack J Cohen and wife, Bessie D. Cohen and George Gianikas and wife, Mary Ellen Gianikas by Installment Deed dated August 3, 1968 and recorded on August 13, 1968 in Book 4259, Page 456, Register's Office for Davidson County, Tennessee. The said Mattie Lee Williams having died September 6, 1991 leaving George W. Williams Sr.as the surviving tenant by entirety. The said George W. Williams having died intestate September 5, 2012 leaving Mattie M. Williams and George W. Williams Jr. as his sole heirs at law, see affidavit of heirship recorded simultaneously herewith of record in Instrument No. 202211141-0121326.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4002 Albion Street, Nashville, TN 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 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 our hands this 18th day of November 2022

Mattie M. Williams and George W. Williams Jr. sole heirs at law of George W. Williams Sr.

Mattie M. Williams

George W. Williams Jr.

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mattie M. Williams and George W. Williams Jr. sole heirs at law of George W. Williams Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2022.

Notary Public

My Commission Expires: 8/21/23

(SEAL)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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 18, 2022**.

Affiant Signature

11/18/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

