WARRANTY DEED

Karen Johnson Davidson County
Batch# 946957 DEEDWARR
12/02/2022 09:32:34 AM 2 pgs
Fees: $13.00 Taxes: $469.90

20221202-0126142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-25
(AFFIX SEAL)

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0917-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC	Music City Holdings, LLC	039-00-0-065.00
(NAME) 5081 Clarksville Highway	(NAME) 5081 Clarksville Highway	
(ADDRESS) Whites Creek, TN 37189-9010	(ADDRESS) Whites Creek, TN 37189-9010	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Seven Thousand And No/100 Dollars ($127,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM JONES AND SANDRA D. JONES, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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 the 14th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 in the J.F. Hazelwood Plan of Lots, not of record, described according to a survey thereof made by George W. Watkins, Surveyor, July 16, 18954, as follows:

Beginning at a point in the center of Clarksville Pike, the northeast corner of a tract of land conveyed to Mary L. Chester and husband, by Deed from J. F. Hazelwood and wife, of record in Book 1537, page 243, Register's Office for Davidson County, Tennessee; thence with the center of said Clarksville Pike, North 27 deg. 20' West 301 feet to a point in the center of said Pike or Highway, the Southeast corner of Lot No. 2 in said Plan; thence North 79 deg. 30' West 198 feet passing an iron pin set in the westerly margin of Clarksville Pike and crossing Dry Fork Creek, to an iron pin; thence South 25 deg. East 125.4 feet to an iron pin; thence South 8 deg. West 198 feet to a point in Dry Fork Road; thence South 21 deg. East 102 feet to a point in Dry Fork Creek, the Northwest corner of said tract of land conveyed to Mary L. Chester and husband, by Deed from J. F. Hazelwood and wife, of record in Book 1537, page 243, Register's Office for Davidson County, Tennessee; thence North 70 deg. East 295 feet passing an iron pin set in the westerly margin of Clarksville Pike, to the Point of Beginning, containing 1.8 acres, more or less.

Being the same property conveyed to William Jones and wife, Sandra D. Jones by Warranty deed from Mary T. Fosbinder, unmarried of record in Instrument No. 20070815-0097382 Register's Office for Davidson County, Tennessee, dated August 13, 2007 and recorded on August 15, 2007.

This is:
unimproved ☐
improved ☒ property, known as 5081 Clarksville Highway, Whites Creek, TN 37189-9010
(House No.) (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 our hands this 30th day of November, 2022.

William Jones

Sandra D. Jones

State of Tennessee
County of Davidson

On this 30th day of November, 2022, before me personally appeared William Jones and Sandra D. Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of November, 2022.

Notary Public

My Commission Expires: 1-3-23

