WARRANTY DEED

Karen Johnson Davidson County
Batch# 953570 DEEDWARR
12/20/2022 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20221220-0131575

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11.2.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings, LLC	SAME AS NEW OWNER	044-11-0-136
(NAME) **601 Lawrence Street**	(NAME)	
(ADDRESS) **Old Hickory, TN 37138**	(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 considerations, the receipt of which is hereby acknowledged, I/we ***Michael Lee Stafford and Brittany Toshach and Robert L. Jordan III,*** hereinafter called the GRANTOR(S), has/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 GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Lot No. 71, Section "A" Village of Old Hickory as shown on plat of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Stafford, unmarried by deed from Brittany Stafford and Mike Stafford, both unmarried, dated September 11, 2011, of record in Instrument No. 20110930-0075823, Register's Office for Davidson County, Tennessee. The said Tiffany Stafford aka Tiffany Stafford-Jordan having since died intestate on November 27, 2016 and pursuant to Affidavit of Heirship of record in ~~Instrument No.~~ Book 2306, Pg 315, said Register's Office, her sole heirs at law being her husband Robert Lee Jordan, Jr. and her children Brittany Toshach and Michael Lee Stafford. The said Robert Lee Jordan, Jr. having since died intestate on July 9, 2017 and pursuant to Affidavits of Heirship of record in Instrument No. 20180320-0026123, Instrument No. 20181207-0119533 and Instrument No. 20181207-01199534, Register's Office for said County, his sole heir at law being Robert Lee Jordan, III.

This conveyance is subject to the following: Taxes for the year 2022 have been paid as of the day of closing, prorated and assumed by the Grantee herein, any subsequent years a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 1675, Page 185; Easement for Sewers, Telephone lines, Pipe lines and Electric lines of record in Book 576, Page 664, in the Register's Office for Davidson County, Tennessee; Right of Way Easement as recorded in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee; Boundary Plat of record in Book 1424, Page 69, Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee; Charter of Homeowner's Association recorded of Record in Book 8290, Page 865, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 601 Lawrence Street, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 20th day of December, 2022.

Michael Lee Stafford

Brittany Toshach

Robert L. Jordan III

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lee Stafford, Brittany Toshach, and Robert L. Jordan III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of December, 2022.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 **December 20, 2022**.

Affiant Signature

12/20/22
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 3.7.23
Date

