Karen Johnson Davidson County
Batch# 960475 DEEDWARR
01/12/2023 10:47:25 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20230112-0002718

# WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$295,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2023.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 161 |
|---|---|---|
| **Music City Holdings LLC**<br>579 Huntington Parkway<br>Nashville, Tennessee 37211 | SAME AS OWNER | GROUP 11 0<br>PARCEL 067.00 |

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, we,

**Larry Cox, married**

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:

All the following described premises, to wit:

Situated in the Davidson County, Tennessee and being further bounded and described as follows:

Being Lot No. 375 on the plan of Huntington Park, Section 3 of record in Plat 4460, Page 68, Register's Office for said county.

Said Lot No. 375 fronts 75.0 feet on the Southerly margin of Huntington Parkway and extends between parallel lines 160.0 feet to a line in the rear measuring 75.0 feet thereon.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee for FNC Title Services, LLC, Trustee, dated October 20, 2022 and filed of record October 26, 2022 in Instrument No. 20221026-0115921, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **579 Huntington Parkway, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 10th day of January, 2023.

Larry Cox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2023.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027