WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-SELL-23-2219

Karen Johnson Davidson County
Batch# 971749 DEEDWARR
02/16/2023 03:11:27 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20230216-0011462

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	(S)
Music City Holdings LLC	**New Owner**	
(NAME)	(NAME)	**072-08-0-120.00**
156 Lindsey Road		
(ADDRESS)	(ADDRESS)	
Big Sandy, TX 75755		
(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 consideration, the receipt of which is hereby acknowledged, **RHIANNON LEIGH CHILDERS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 56 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 56 fronts 80.6 feet on the easterly margin of Pinewood Road and extends back 147.3 feet on the northerly line and 147.6 feet on the southerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Eddie Keith Morris by Warranty deed from Elizabeth G. Cole Lipa, married of record in Instrument No. 20020419-0049094 Register's Office for Davidson County, Tennessee, dated April 17, 2002 and recorded on April 19, 2002.

Said Eddie Keith Morris, having since died, on or about March 22, 2021, leaving Rhiannon Leigh Childers as sole heir at law pursuant to Affidavits of Heirship of record in Instrument Nos: 20230216-0011460 and 20230216-0011461, Register's Office for Davidson County, Tennessee. His estate being probated in the Probate Court for Davidson County, TN under Case No. 22P687.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2219 Pine Wood Road, Nashville, Tennessee 37210**.

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), their heirs and 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), 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/our hand(s) this the 14th DAY OF FEBRUARY, 2023.

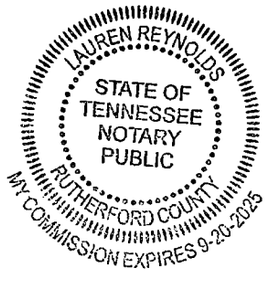
Rhiannon Leigh Childers
By: John Gleaves, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for RHIANNON LEIGH CHILDERS, and authorized by RHIANNON LEIGH CHILDERS to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No.: 20230216-0011459, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 14th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212