RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 995749 DEEDWARR
04/24/2023 03 45 26 PM 2 pgs
Fees. $13 00 Taxes $1,369.00

20230424-0030153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$370,000~~ 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Music City Holdings, LLC	Same as New Owner	
(NAME)	(NAME)	
6 Cadillac Drive, Suite 250		092-13-0-100 00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **K. DAVID INNIS AND ERICA SUZANNE JAMES INNIS, HUSBAND AND WIFE**, 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

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Block 6, Map of Charlotte Park 2nd Addition to Nashville of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to K. David Innis by Warranty deed from James L. Herod, Jr and wife, Marguerite Herod of record in Book 11088, page 477, Register's Office for Davidson County, Tennessee, dated August 27, 1998 and recorded on August 31, 1998.

Being the same property conveyed to M. Norris Jenkins Trustee by Quitclaim Deed from K. David Innis of record in Book 11186, page 156, Register's Office for Davidson County, Tennessee, dated October 21, 1998 and recorded on November 03, 1998 and within the same deed the said M. Norris Jenkins, Trustee conveyed his interest in the subject property to K. David Innis and Erica Suzanne James as equal tenants in common with right of Survivorship. Erica Suzanne James has since married and is now known as Erica Suzanne James Innis.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3324 Park Ave , Nashville, TN 37209
(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 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 this 21st day of April, 2023

K. DAVID INNIS

ERICA SUZANNE JAMES INNIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. David Innis and Erica Suzanne Innis, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2023

Commission expires 4/27/2025

Notary Public

