WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 1007463 **DEEDWARR**
05/25/2023 10 18 43 AM 2 pgs
Fees $13 00 Taxes $1,295 00

20230525-0039414

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc ,
301 S Perimeter Park Dr , Suite 214
Nashville, TN 37211

File No 2023040066

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Music City Holdings, LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	081-03-0-100 00
156 Lindsey Rd		
(ADDRESS)	(ADDRESS)	
Big Sandy, TX 75755		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **THREE HUNDRED FIFTY THOUSAND AND NO DOLLARS AND NO/100 Dollars ($350,000 00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CTINC LLC**, 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 Davidson County, Tennessee, being part of Lot No 31, as shown on the map entitled Plan of Buena Vista, of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, (formerly identified as Owen's Buena Vista Lots of record in Book 15, pages 10 and 11), and being more particulalry described as follows:

Beginning at the southwest corner of 15th Avenue North and Cecelia Avenue (formerly McKinney Avenue, formerly Spring Street), thence with the westwardly margin of said 15th Avenue North, southwardly 60' to a point; thence westwardly 111' more or less to a point; thence northwardly 60' to a point, thence eastwardly 111' feet to the point of beginning.

Being the same property conveyed to CTINC, LLC, by deed from AUGUSTUS L CHURCH, of record as Instrument No 20210810-0107530, dated July 2, 2021, said Register's Office

unimproved ☐
This is improved ☒ property, known as 2139 15th Ave N, Nashville, TN 37207
(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

Executed by my hand this the 22nd Day of May, 2023

CTINC, LLC

BY Dequandrell Rose
DEQUANDRAELL ROSE
MEMBER

STATE OF Tennessee

County OF Davidson

Before me, Jennifer Chandler Cole, a Notary Public for the above State and County, do hereby certify that DEQUANDRAELL ROSE as MEMBER of CTINC LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the 22nd Day of May, 2023

Notary Public

My Commission Expires 11-6-23

(SEAL)

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc
301 S. Perimeter Park Dr , Suite 214
Nashville, TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR 5A0Y 23 2139