Karen Johnson Davidson County
Batch# 1008661 DEEDWARR
05/30/2023 09 38 25 AM 2 pgs
Fees $13 00 Taxes $832 50
20230530-0040336

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES February 21, 2027
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

ADDRESS NEW OWNER	SEND TAX BILL TO	
Music City Holdings LLC **6 Cadillac Drive Ste 250** **Brentwood TN 37027**	**SAME AS OWNER**	MAP **143** GROUP **03 0A** PARCEL **001.00**

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

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. F-4, in a Horizontal Property Regime shown on the Plan of Phase Two, Harpeth Glen Condominium Apartments, of record in Plat Book 4460, Page 99, Register's Office for Davidson County, Tennessee, and further being shown on the Site Plan attached as Exhibit "A" to the First Amendment to Master Deed of Record in Book 4630, page 508, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry Cox by Judicial Foreclosure Deed from Scott D. Weiss, Attorney for Harpeth Glen by Order from Chancery Court for Davidson County, Tennessee, Case No. 22-0682-III, Harpeth Glen Homeowners Association, Inc., dated December 28, 2022 and filed of record December 29, 2022 in Instrument No. 20221229-0133534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha Cash Carr by Warranty Deed from Barbara Moskowitz Wininger, unmarried, dated February 12, 2010 and filed of record February 17, 2010 in Instrument No. 20100217-0012124, Register's Office for Davidson County, Tennessee. (for value or consideration of $135,000.00) The said Martha Cash Carr having died testate on February 13, 2013, and her will being of record in Probate No. 13P1872, Seventh Circuit Court of Davidson County, Tennessee Probate Division. Further conveyed by Executor's Deed to Sarah Vollmer Hobbs, dated August 24, 2015 and filed of record August 27, 2015 in Instrument No. 20150827-0086925, said Register's Office.

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 **6955 Highland Park Drive, Nashville, Tennessee 37205.**

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

That the drafter of this document makes no representation as to the title of the above-described property and this should not be deemed to be a title opinion as no title search was performed by the preparer

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 26th day of May, 2023.

Larry Cox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Cox, married, 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 26th day of May, 2023.

NOTARY PUBLIC

My Commission Expires

February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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