WARRANTY DEED

LR-BD-23-7002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFF

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

Karen Johnson Davidson County
Batch# 1015050 **DEEDWARR**
06/14/2023 02 54 34 PM 2 pgs
Fees $13 00 Taxes $851 00

20230614-0045452

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	MAP / PARCEL NUMBER (S)
Music City Holdings LLC	**New Owner**	
(NAME) **156 Lindsey Road**	(NAME)	**074-08-0-018 00**
(ADDRESS) **Big Sandy, TX 75755**	(ADDRESS)	
(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, **MAUREEN MCDOWELL, MARRIED, AND PAULINE M. MCDOWELL, 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 807 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page 62 and 63, 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 Pauline M McDowell and Maureen McDowell, both unmarried, as tenants in common with rights of survivorship by Warranty deed from Jeremy Bockman, unmarried of record in Instrument No 20080930-0098923 Register's Office for Davidson County, Tennessee, dated September 19, 2008 and recorded on September 30, 2008

Maureen McDowell having since married Angela Watson hereby joins in this conveyance to the subject property to convey any interest she may have, marital or otherwise

Power of Attorney is of record in Instrument No 20080930-0098924, Register's Office for Davidson County, Tennessee

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 3300, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 339, Page 446 and Book 3404, Page 165, in the 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 **7002 Bonnamere Drive, Hermitage, Tennessee 37076**

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 9th DAY OF JUNE, 2023

Maureen McDowell
Maureen McDowell

Pauline M McDowell by Maureen McDowell, Attorney-In-Fact Attorney in fact

Angela Watson
Angela Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUREEN MCDOWELL 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 9th of June, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUREEN MCDOWELL 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/they executed the within instrument for the purposes therein contained, and who has further acknowledged that she is the Attorney in Fact for PAULINE M MCDOWELL, and is authorized by PAULINE M MCDOWELL to execute this instrument on her behalf Pursuant to Power of Attorney of record in Instrument No 20080930-0098924, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 9th of June, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA WATSON 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 9th of June, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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