WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016593 **DEEDWARR**
06/20/2023 10 07 52 AM 2 pgs
Fees $13 00 Taxes $1,239 50

20230620-0046563

LR-MCH-23-652

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)	(NAME)	**147 01 0 056 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, **JOHN R. SHERROD, 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 475 on the Plan of Section, Six Caldwell Hall, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee

Said Lot No 475 fronts 80 feet on the northerly margin of Harding Place and extends back 188 7 feet on the westerly line and 177 8 feet on the easterly line to a broken line in the rear, measuring 81.2 feet thereon

Being the same property conveyed to John Sherrod by Warranty deed from George M Coode, Mary Judith Coode, Charles Michael Coode, Bedilia Ann Coode Brandt, Patricia Morris Treppard, Roy Morris, Jr , Tony Morris, Mary Lou Jackson, John Coode, IV, Ellen McWhirter, Pat Coode, Mamie McKenzie, Cornelia Coode, Frances Coode Walsh, Joe Coode, Phillip Coode, Judith L Coode, Nancy Anne Varley, Mary Jane Varley, Bill Varley, John Varley, Marty Coode, Mary John Doman, Kelly Demetrius Coode, Saundy Coode, Leigh Ellen Bibb, Steven Lynn Coode, being all the Heirs at Law of Victor Coode, and Charles Michael Coode, Administrator of the Victor Coode Estate, of record in Instrument No 201806140057235 Register's Office for Davidson County, Tennessee, dated June 12, 2018 and recorded on June 14, 2018

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 2900, Page 148, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1788, page 108, Book 3221, page 6, amended in Book 3251, Page 543, 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 **652 Harding Pl, Nashville, Tennessee 37211**

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 14 DAY OF JUNE, 2023.

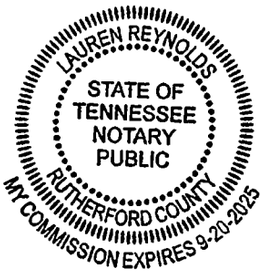
John R Sherrod
By John Gleaves, Attorney in Fact

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 JOHN R. SHERROD, and is authorized by JOHN R SHERROD to execute this instrument on his behalf Pursuant to Power of Attorney of Record in Instrument No. 20230620-0040502, Register's Office for Davidson County, Tennessee

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

Notary Public
My Commission Expires _____
(SEAL)



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