WARRANTY DEED

STATE OF ~~TENNESSEE~~ TX
COUNTY OF ~~DAVIDSON~~ TX Texas Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Kelly L. Mathis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2023.

By Kelly Brady Mathis

Notary Public

MY COMMISSION EXPIRES August 24, 2023

NOVA A FISHER NOTARY PUBLIC STATE OF TEXAS ID 12623008-7 EXP 08-24-2023

LR-MIP-23-317

Karen Johnson Davidson County
Batch# 1043795 DEEDWARR
08/29/2023 12 37 01 PM 6 pgs
Fees $33 00 Taxes $1,406 00

20230829-0067688

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)	**083-03-0-284.00**
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, **JANA SKRABUT, MARRIED AND MAUDE ELIZABETH TAYLOR, SINGLE AND NATHAN FRANK ADCOCK, JR., MARRIED AND LESLIE ANN TILTON, MARRIED AND TIRRI PARKER, SINGLE AND HOWARD SAMSON, SINGLE AND KELLY L. MATHIS, SINGLE AND SUSAN K. JUSTICE, MARRIED AND DAVID TAYLOR, SINGLE AND STEPHEN N. TAYLOR, 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 situated in Davidson County, Tennessee:

Lot 4, Roselawn, as shown on plat of record in Plat Book 2133, Page 1, in the Register's Office of Davidson County, Tennessee, and described as follows

Beginning at a point on the southerly margin of Rosebank Avenue, at the common corner of Lot 4 and 5, thence with the line between said lots southerly 105 feet to the northeast corner of Lot 43, thence with the line between 4 and 43, westerly 121.2 feet to the easterly margin of Crescent Hill Road, thence with the margin on said road, northerly 81 7 feet to the beginning of a curve, thence along said curve, northeasterly 39 3 feet to the south margin of Rosebank Avenue; thence with the margin of the same, easterly 97 feet to the beginning.

Being the same property conveyed to Robert L. Taylor and wife, Marie S. Taylor by Installment deed from Charlsie Mai Burrus, a widow of record in Book 2200, page 178, Register's Office for Davidson County, Tennessee, dated October 13, 1953 and recorded on October 14, 1953.

Marie S. Taylor having since died, vesting Robert L. Taylor as surviving tenant. Robert L Taylor also known as Robert L. Taylor Sr. having died intestate on October 21, 2017, survived by Robert L. Taylor, Jr Affidavit of Heirship of record in Instrument Number 20180321-0026568 and 20180321-0026569, said register's office

The said Robert L. Taylor, Jr having since died intestate with his interest in the property vesting in Maude Elizabeth Taylor, Jana Skrabut, Stephen Taylor, Tirri Parker, David Taylor, Kelly L. Mathis, Leslie Hilton, Susan Justice, Linda Adcock, and Howard Samson Jr as evidenced by affidavits of heirship of record in Instrument Numbers 20230829-0067686 and 20230829-0067687 in the Register's Office for Davidson County, Tennessee.

The said Linda Adcock having since died Testate on 3/9/2023 with her interest in the property vesting at death in Frank Adcock a/k/a Nathan Frank Adcock, Jr as devisee of her duly probated Last Will and Testament in Docket No. 23P1226 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Subject property is not the primary residence of the Grantor(s) and/or the Grantor's spouse.

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 2133, Page 1, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2089, Page 4, 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 **317 Rosebank Ave, Nashville, Tennessee 37206**

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 15th DAY OF AUGUST, 2023

Leslie Ann Tilton

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE ANN TILTON, 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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires JUN 04 2027
(SEAL)

ALBERT NYABWA
ID #132036580
My Commission Expires
June 04, 2027

Tirri Parker

Jana Skrabut

David Taylor

Susan K Justice

Stephen N Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIRRI PARKER, 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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
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, JANA SKRABUT, 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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
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, DAVID TAYLOR, 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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
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, SUSAN K JUSTICE, 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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
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, STEPHEN N TAYLOR, 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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

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

Nathan Frank Adcock, Jr

Howard Samson by Lyndal Dew, Attorney in Fact
Howard Samson
By Lyndal Annette Dew, 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, NATHAN FRANK ADCOCK, JR , 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.

Witness my hand and official seal, this the 15th of August, 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, LYNDAL ANNETTE DEW, 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 they are the Attorney in Fact for HOWARD SAMSON, and is authorized by HOWARD SAMSON to execute this instrument on their behalf Pursuant to Power of Attorney of Record in Instrument No .20230811e-00063835, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 15th of August, 2023.

Notary Public
My Commission Expires. _____
(SEAL)

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

Maude Elizabeth Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUDE ELIZABETH TAYLOR, 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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

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

Kelly L. Mathis

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY L Brady MATHIS, 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

Witness my hand and official seal, this the 15th of August, 2023

Notary Public
My Commission Expires August 24, 2023
(SEAL)

