WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044201 DEEDWARR
08/30/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230830-0067901

File No. EM-23-5099

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 29th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 3/9/2

(AFFIX SEAL)

P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC	**NEW OWNER**	
(NAME)	(NAME)	
1205 Dalemere Drive		041-04-0-006-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **James D. Nicholson and Kelly Diane Street**, HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

Lot 74, Dalemere Subdivision, Section 4, as shown on plat of record in Plat Book 3300, Page 45, in the Register's Office of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin at the southerly margin of Dalemere Drive, approximately 210.81 feet from the intersection of Dalemere Drive with Marydale Drive; thence westerly along the southerly margin of Dalemere Drive 146.38 feet to a concrete monument in said margin; thence continuing with said margin westerly 69 feet to an iron pin in said margin; thence South 37 degrees 12 minutes East, 231.26 feet to an iron pin; thence North 42 degrees 39 minutes East, 165.12 feet to a concrete monument; thence North 21 degrees 34 minutes West 188.69 feet to the beginning.

Being the same property conveyed to Robert D. McCormack and wife, Dorothy J. McCormack by Warranty deed from Robert W. Slate and wife Ruth N. Slate of record in Book 3571, page 189, Register's Office for Davidson County, Tennessee, dated June 03, 1963 and recorded on June 04, 1963. The said Robert D. McCormack subsequently died on April 18, 1987, thereby vesting ownership into Dorothy J. McCormack as surviving tenant by the entirety. The said Dorothy J. McCormack subsequently died intestate on March 7, 2004, and her estate was admitted for Probate under Docket No. 04P541, in the Circuit Court for Davidson County, Tennessee, Probate Division. SEE ALSO: Affidavit of Heirship recorded at Instrument No. _202308300067900_____, vesting ownership into her sole heir at law: Bobby Gene McCormack.

The said Bobby Gene McCormack subsequently died testate on January 10, 2023, and his Last Will & Testament has been admitted for Probate under

Docket No. 23P365 in the Circuit Court of Davidson County, Tennessee. Pursuant to the terms of said Last Will & Testament, the property vested into his beneficiaries: James D. Nicholson and Kelly Diane Street.

The subject property was not a marital residence of either Grantor herein and as such is not subject to any marital interests.

This is property more commonly known as 1205 Dalemere Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 29th day of August, 2023.

James D. Nicholson

Kelly Diane Street

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2023, before me personally appeared James D Nicholson and Kelly Diane Street, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2023.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 29, 2023**.

Affiant Signature

8/29/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **29th** day of **August**, 20**23**.

Notary's Signature

My Commission Expires: _____
Date

