WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

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

LR-HNP-23-3285

(AF

Karen Johnson Davidson County
Batch# 1047474 **DEEDWARR**
09/07/2023 02 46 56 PM 2 pgs
Fees $13 00 Taxes $814 00

20230907-0070359

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	*Same as new owner*	
(NAME)	(NAME)	**150-07-0-366 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, **HATTIE DRIVER, 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 331 on the Plan of Section Four-A, Towne Village of the Country, as shown on plat of record in Plat Book 6250, Page (s) 20 and 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 331 fronts a total of 60.33 feet on the Easterly side of Towne Village Road and fronts 77 41 feet on the Southerly side of Season Drive, said frontage being joined by a curve which measures 35.50 feet and runs back 100 00 feet on the Southerly line and 103 25 feet on the Easterly line to a point of intersection

Being the same property conveyed to Hattie Driver, an unmarried woman by Warranty deed from Barbara Smiley Swindell, f/k/a Barbara Smiley and husband, Jerry Swindell and Reginald Weakley, of record in Instrument No. 20050624-0072996 Register's Office for Davidson County, Tennessee, dated June 20, 2005 and recorded on June 24, 2005.

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 6250, Page (s) 20 and 21, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6304, Page 985, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement of record in Book 5263, Page 793, Page 796, Page 799, Page 802, Page 805, Page 808, Page 811 and Page 814, 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: **3285 Towne Village Road, Antioch, Tennessee 37013**

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 1st DAY OF SEPTEMBER, 2023.

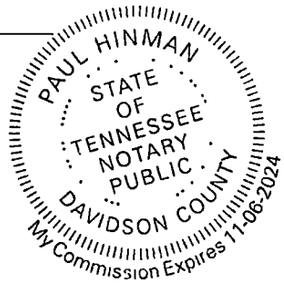
Hattie Driver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HATTIE DRIVER, 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 1st of September, 2023

Notary Public
My Commission Expires. _____
(SEAL)



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