Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: LR-BD-23-1106

Karen Johnson Davidson County
Batch# 1050342 DEEDWARR
09/15/2023 11:51:58 AM 2 pgs
Fees $13 00 Taxes $1,165 50
20230915-0072508

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10348-5A

ADDRESS NEW OWNER:
Music City Holdings LLC
5000 Riverside Drive, Building #5
Irving, TX 37212

SEND TAX BILL TO:
New Owner

Parcel ID:
083-02-0-280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Michael Hall, unmarried and Charta Natia Hall, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Music City Holdings LLC, a Texas Limited Liability Corporation,** hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

BEING Lot No. 5, on the Plan of Matthews Place, of record in Plat Book 1424, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Joshua Michael Hall and Charta Natia Hall by Deed dated March 23, 2020 from Arden D. Ford and Rebecca F. Ford, recorded March 24, 2020, in Instrument Number 20200324-0031921, in the Official Records of Davidson County, Tennessee.

This is improved property known as 1106 Matthews Place, Nashville, TN 37206. Possession is to be given on September 12, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of September, 2023.

Joshua Michael Hall

Charta Natia Hall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joshua Michael Hall and Charta Natia Hall,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of September, 2023.

NOTARY PUBLIC

JOHN M LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$315,000.00**.

AFFIANT

Subscribed and sworn to before me on this 12th day of September, 2023.

NOTARY PUBLIC

My Commission Expires:

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-20-2025