WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062905 DEEDWARR
10/19/2023 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20231019-0082001

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2023

Notary Public

MY COMMISSION EXPIRES: 3-9-2027

(AFFIX SEAL)

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings, LLC	NEW OWNER	09605007500
(NAME)	(NAME)	
	2646 Wood Berry Dr	
(ADDRESS)	(ADDRESS)	
, TN	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret L. Simpson, single,** 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 Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 126 on the Map of Woodberry Park, as of record in Book 2133, Page 117, Register's office for Davidson County, Tennessee.

Said Lot No. 126 fronts 77 feet on the north side of Woodberry Drive and runs back between lines, 366.9 feet on the west line and 375 feet on the east line, to a dead line in he rear on which it measures 77.6 feet.

Being the same property conveyed to Margaret L. Simpson, by deed of record in Instrument No. 20090422-0036643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2646 Woodberry Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 18th day of October, 2023.

Margaret L. Simpson

State of Tennessee
County of Davidson

Personally appeared before me Margaret L. Simpson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2023.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 16993

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 **October 18, 2023**.

Affiant Signature

10/18/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: _____
Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026