WARRANTY DEED

Karen Johnson Davidson County
Batch# 1063116 DEEDWARR
10/20/2023 10 02 49 AM 2 pgs
Fees: $13 00 Taxes $4,440 00

20231020-0082324

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No. P23-6514-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Music City Land Holdings, LLC	NEW OWNER	049-00-0-319.00
(NAME)	(NAME)	
4105 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189-9122		
(CITY) (STATE) (ZIP)		

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thousand And No/100 Dollars ($1,200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN T. JONES AND PAULA F. JONES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in the White's Creek Community, Davidson County, Tennessee, being shown on Tax Map 049, as Parcel 319.00. Said property being bounded on the North by Blueroad Fontanel, LLC, on the South by Tollgate Two Subdivision of record, on the West by Whites Creek Pike, and the East by Blueroad Fontanel, LLC, and being more particularly described as follows:

Beginning at an iron rod found on the East right-of-way of Whites Creek Pike, said Point of Beginning (P.O.B., N: 700761.19, E: 1723777.89) being the Northwest corner of Lot, Tollgate Two Subdivision, record in Instrument No. 20030826-0123465, Register's Office, Davidson County, Tennessee (R.O.D.C.TN.) and the Southwest corner of the property herein described;

Thence with said right-of-way North 02°37'23" West a distance of 400.00 feet to a point in the South line of a tract of land in the name of Blueroad Fontanel, LLC recorded in Instrument No. 20190418-0035939 (R.O.D.C.TN.), this being the Northwest corner of the property herein described; Thence leaving the East right-of-way of White's Creek Pike and with said Blueroad Fontanel, LLC tract South 77°58'43" East a distance of 558.52 feet to a point in the West line of a tract of land in the name of Blueroad Fontanel, LLC recorded in Instrument No. 20190418-0035939 (R.O.D.C.TN.), this being the Northeast corner of the property herein described;

Thence leaving Blueroad Fontanel, LLC and with other lands of Blueroad Fontanel, LLC for two calls: South 06°42'25" East a distance of 210.26 feet;

South 02°22'58" West a distance of 190.87 feet to a point in the North line of Lot 9, Tollgate Two Subdivision, this being the Southeast corner of the property herein described;

Thence leaving Blueroad Fontanel, LLC and with said Lot 9 North 77°56'52" West a distance of 556.84 feet to the Point of Beginning, containing 219089.23 square feet or 5.03 acres according to a survey performed by Energy Land and Infrastructure, LLC, 1420 Donelson Pike, Suite A-12, Nashville, TN 37217 on February 21, 2019.

Being the same property conveyed to John T. Jones and Paula F. Jones, husband and wife by Warranty deed from Blueroad Fontanel, LLC of record in Instrument No. 20221130-0125452 Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on November 30, 2022.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4105 Whites Creek Pike, Whites Creek, TN 37189-9122
(House No) (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 successors 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 successors 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 our hands this 13th day of October, 2023

John T. Jones

Paula F. Jones

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Jones and Paula F. Jones, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of October, 2023.

My Commission Expires Jan 5 2024

Notary Public