WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073236 DEEDWARR
11/17/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $836.93
20231117-0089879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,198.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11.2.26
(AFFIX SEAL)

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0547

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC	New Owner	Map: 12001010500
(NAME) 1245 Vultee Blvd.	(NAME) 1245 Vultee Blvd.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY-SIX THOUSAND ONE HUNDRED NINETY-EIGHT AND NO/100 DOLLARS ($226,198.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADVISORY BOARD, MIDSOUTH DISTRICT CHURCH OF THE NAZARENE, INC.,

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, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 5 on the Plan of Stardust Acres Subdivision, as of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 60 feet on the southerly side of Vultee Boulevard and runs back 179.7 feet on the easterly line and 189.9 feet on the westerly line to a dead line in the rear, measuring 60.6 feet thereon.

Being the same property conveyed to Advisory Board, Midsouth District Church of the Nazarene, Inc., by deed from Advisory Board, Midsouth District Church of the Nazarene, Inc., Successor to Trinity Church of

the Nazarene Inc., which is now dissolved, of record in Instrument No. 20230801-0059360, dated August 1, 2023, also see Warranty Deed of record in Book 6239, Page 705, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 92, said Register's Office; (3) Articles of Amendment to the Charter of record in Instrument No. 20141017-0095844, Register's Office in Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1245 Vultee Blvd., Nashville, TN 37217
(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 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 our hands this 16th day of November, 2023.

Advisory Board, Midsouth District Church of the Nazarene, Inc.

BY: _____
Jeffrey A. Sexton
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey A. Sexton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Vice President respectively of Advisory Board, Midsouth District Church of the Nazarene, Inc. the within named bargainer, and corporation, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 16th day of November, 2023.

My Commission Expires: 3.3.26 _____
Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **November 16, 2023**.



Affiant Signature

11/16/23

Date

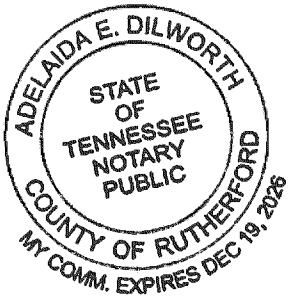
State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **November**, 20**23**.



Notary's Signature



My Commission Expires: _____

Date