WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

BS-EASY-23-441-A1

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	**New Owner**	
(NAME)	(NAME)	**147-03-0A-001.00-CO**
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, **PABLO C. MUNOZ, MARRIED,** 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 Unit A-1, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page (s) 571 and 572, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Pablo C. Munoz, unmarried by Warranty deed from Kenny Winchell, unmarried of record in Instrument No. 20061002-0121777 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 02, 2006 and Re-recorded on October 18, 2006, in Instrument No. 20061018-0129226.

Subject property is not now, nor, has is ever been the primary residence of the Grantor(s) and/or, the Grantor's spouse.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Sanitary Sewer Easement of record in Book 3312, Page 560, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3570, Page 75, in the Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 9962, Page 8, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 670, Page 406, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 8 and Book 3842, Page 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 946, Page 348, Book 9949, Page 106, 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: **441 Harding Pl A-1, Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch # 1088790 **DEEDWARR**
01/05/2024 10:36:12 AM 2 pgs
Fees: $13.00 Taxes: $288.60

20240105-0001130

Warranty Deed

Witness my/our hand(s) this the 29th DAY OF DECEMBER, 2023.

Pablo C Munoz BY Paul Hinman Attorney in Fact

Pablo C. Munoz
By: Paul Hinman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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, and who has further acknowledged that he is the Attorney in Fact for PABLO C. MUNOZ, and is authorized by PABLO C. MUNOZ to execute this instrument on his behalf. Pursuant of Power of Attorney of Record in Instrument No.: 20240105 0001129, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 29th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

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