Karen Johnson Davidson County
Batch# 1100047 DEEDWARR
02/12/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20240212-0009547

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 3/9/27

(AFFIX SEAL)

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	Newowner	05914014500
(NAME)	(NAME)	
3837 Crouch Drive	Property Address	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37207		
(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, We, **William Ray Jennings and Pearl Brown Jennings, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Music City Holdings, LLC,** 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:

Land in Davidson County, Tennessee, being Lot No. 70 on the Revised Plan of a Portion of Haynes Manor, Section1, as of record in Book 3700, Page 33, Register's office for Davidson County, Tennessee.

Being the same property conveyed to William Ray Jennings and Pearl Brown Jennings, by deed of record in Book 4094, Page 93, 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 3837 Crouch Dr., Nashville, TN 37207
(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 9th day of February, 2024.

William Ray Jennings

Pearl Brown Jennings

State of Tennessee
County of Davidson

Personally appeared before me William Ray Jennings and Pearl Brown Jennings, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2024.

Notary Public

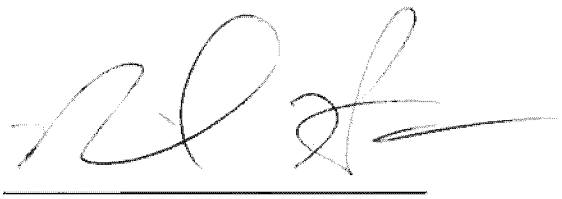
My Commission Expires: 12-16-2025

File No.: 17116

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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 **February 9, 2024**.



Affiant Signature

2/9/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **9th** day of **February**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

