Karen Johnson Davidson County
Batch# 1134479 DEEDWARR
05/14/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240514-0035380

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

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

Subscribed and sworn to before me this 8th day of May, 2024.

Notary Public
My commission expires: 3/9/27

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Music City Holdings LLC **1502 Sevier Court** **Nashville, TN 37206**	**Music City Holdings LLC** **1520 Sevier Court** **Nashville, TN 37206**	094-01-0-398

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kenneth M. Tallier, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Music City Holdings LLC, a Texas Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 101, on the Plan of Shelby Village, No. Two, as shown by plat appearing of record in Plat Book 1835 Page 48, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kenneth M. Tallier, an unmarried man, by deed from Michelle Williams (formerly known as Michelle Weatherwax) and husband Robert Paul Williams of record in Instrument No. 20090910-0084698, Register's Office for Davidson County, Tennessee, and dated September 4, 2009.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Shelby Village, No. Two of record in Plat Book 1835 Page 48 Register's Office for Davidson County, Tennessee.

3. Charter of Shelby Village Homeowners Association of record in Instrument No. 20130617-0061361 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1502 Sevier Court, Nashville, TN 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8th day of May, 2024.

Kenneth M. Tallier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of May, 2024, before me personally appeared Kenneth M. Tallier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 May 8, 2024.

Affiant Signature

5/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of May, 20 24.

Notary's Signature

My Commission Expires: 3/9/27

Date

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