Karen Johnson Davidson County
Batch # 1143116 DEEDWARR
06/04/2024 01:34:03 PM 2 pgs
Fees: $13.00 Taxes: $1,415.25
20240604-0041728

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$382,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY HOLDINGS LLC	**SAME**	**102-04-0-026.00**
(NAME) **5000 RIVERSIDE DR., BLDG. 5, STE. 100W**	(NAME)	
(ADDRESS) **IRVING, TX 75039**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JAMES FRANKLIN HOLLINGSWORTH, JR. A/K/A JAMES F. HOLLINGSWORTH, JR. AND WIFE, JOANNE HOLLINGSWORTH A/K/A JOANNE MOATES HOLLINGSWORTH,** 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 GRANTEE, ITS SUCESSORS AND/OR 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. 1001 on the Plan of Charlotte Park, Section 13, of record in Plat Book 2900, pages 142 &143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James Franklin Hollingsworth, Jr. and wife, Eleanor H. Hollingsworth, from Ray H. Bass and wife, Billie W. Bass, by warranty deed dated November 1, 1962 of record in Book 3460, page 347, Register's Office for Davidson County, Tennessee.
Eleanor H. Hollingsworth died on or about October 29, 1996, leaving James Franklin Hollingsworth Jr. as the surviving tenant by the entirety.

Further, being the same property conveyed to James Franklin Hollingsworth, Jr. and wife, Joanne M. Hollingsworth, from James Franklin Hollingsworth, Jr. by quitclaim deed dated February 10, 2012 of record in Instrument No. 20120221-0014589 and as corrected by Scrivener's Affidavit to James Franklin Hollingsworth, Jr. and wife, Joanne Hollingsworth, of record in Instrument No. 20120305-0019193, said Register's Office.

See Durable Power of Attorney for James F. Hollingsworth, Jr. a/k/a James Franklin Hollingsworth, Jr. of record in Instrument No. 20240321-0019606, said Register's Office.

See Durable Power of Attorney for Joanne Moates Hollingsworth of record in Instrument No. 20240131-0006962, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2900, Pages 142 & 143, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **510 STARLINER DRIVE, NASHVILLE, TN 37209**
(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; 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 31st day of May, 2024.

James F. Hollingsworth Jr.
By: Thos F. Hollingsworth, his ATTORNEY IN FACT

JAMES F. HOLLINGSWORTH, JR.
By: Thomas F. Hollingsworth, his Attorney in Fact

Joanne Moates Hollingsworth
by Johnny Hite, her Attorney in Fact

JOANNE MOATES HOLLINGSWORTH
By: Johnny Hite, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2024, before me personally appeared **THOMAS F. HOLLINGSWORTH, Attorney in Fact for James F. Hollingsworth, Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **James F. Hollingsworth, Jr.**, and who acknowledged that he executed the same as the free act and deed of **James F. Hollingsworth, Jr.**

Witness my hand and official seal at office this 31st day of May, 2024.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2024, before me personally appeared **JOHNNY HITE, Attorney in Fact for Joanne Moates Hollingsworth,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Joanne Moates Hollingsworth**, and who acknowledged that he executed the same as the free act and deed of **Joanne Moates Hollingsworth.**

Witness my hand and official seal at office this 31st day of May, 2024.

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public