WARRANTY DEED

Karen Johnson
Batch # 1152917
07/01/2024 09:54:45 AM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20240701-0049180

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: KNO1303-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings, LLC	Music City Holdings, LLC	064-12-0A-934.00-CO
(NAME) 5000 RIVERSIDE DRIVE STE 100W, BLDG 5	(NAME) SAME AS ADDRESS NEW OWNER	
(ADDRESS)	(ADDRESS)	
IRVING, TX 75039		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SIRENA WILSON AND REID BRAGG, HEIRS AND BENEFICIARIES OF THE ESTATE OF RITA A. BRAGG,** 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, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 934 of Fox Run Condominiums, Section 2, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5535, Page 713, as amended in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Fox Run Condominiums, as of record in Book 5200, Page 148, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Rita A. Bragg, unmarried by Warranty Deed from Joseph T. McCauley, Georgia Lynn McCauley, and Robert Lee McCauley, devisees under the Last Will and

Testament of Geraldine M. McCauley, deceased of record in Instrument No. 20170224-0018802, in the Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 24, 2017.

Said Rita A. Bragg having died testate on March 23, 2024, leaving said proeprty vested in her heirs Sirena Wilson and Reid Bragg, see Docket No. 24P928, in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville - Davidson County (Probate Division).

This is unimproved ☐ improved ☒ property, known as 934 Old Fountain Court, Hermitage, TN 37076

(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 28th day of June, 2024.

Sirena Wilson

Reid Bragg

State of Tennessee
County of Davidson

On this 28th day of June, 2024, before me personally appeared Sirena Wilson and Reid Bragg, 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 (or person's) free act and deed.

Witness my hand, at office, this 28th day of June, 2024.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY