WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168497 DEEDWARR
08/13/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20240813-0061177

File No. DH-24-7371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC	Same as	
(NAME)	(NAME)	161-11-0A-213.00-CO
5000 Riverside Drive, Bldg 5, Ste 100W	New Owner	
(ADDRESS)	(ADDRESS)	
Irving, TX 75039		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Joseph Douglas Norman and Carolyn Norman, husband and wife**, HEREINAFTER CALLED THE GRANTOR, 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, 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. 213 on the Plan of Huntington Ridge Townhomes, a Planned Unit Development, as of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plat is hereby made for a more complete and Accurate description thereof, together with one membership in Huntington Ridge Homowners association, Inc., a Not-For-Profit corporation of the state of Tennessee, and all Obligations and Privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Joseph Douglas Norman by Warranty Deed from John H. Timble, a single person of record in Instrument No. 20020130-0013105 Register's Office for Davidson County, Tennessee, dated January 24, 2002 and recorded on January 30, 2002.

Being the same property conveyed to Joseph Douglas Norman and Carolyn B Norman, husband and wife, Joint Tenants with the Right of Survivorship by QuitClaim Deed from Joseph Douglas Norman, a married man who acquired title without marital status, joined by his spouse, Carolyn B Norman of record in Instrument No. 20210728-0101199 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 28, 2021.

This is property more commonly known as 444 Huntington Ridge Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 8th day of August, 2024.

Joseph Douglas Norman

Carolyn Norman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2024, before me personally appeared Joseph Douglas Norman and Carolyn Norman, 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 August, 2024.

Notary Signature
My commission expires:

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **August 8, 2024**.

Date

D Hardwick

Affiant Signature

August 9, 2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026