WARRANTY DEED

Karen Johnson Davidson County
Batch# 1170494 DEEDWARR
08/16/2024 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240816-0062794

File No. DH-24-7325

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 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 new owner	
(NAME)	(NAME)	
5000 Riverside Dr, Bldg 5, Ste 100W		052-02-0-277.00
(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, **Gale M. Davis and Barry Zahurance, married to each other,** 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. 1, on Block "A", on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gale Davis, joined by his spouse, Barry Zahurance, as joint tenants with the right of survivorship by Warranty Deed from Shawn Frick and wife, Tammy Frick of record in Instrument No. 20160301-0019442 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 01, 2016. Emily C. Green, Esq. has been appointed Conservator of Gale M. Davis pursuant to a certain Order Appointing a Conservator in Case No. 23PR-428, in the Chancery Court for Sumner County, Tennessee. Subsequently, an Order was granted allowing the Conservator to sell the subject property and execute documents on behalf of Gale M. Davis.

This is property more commonly known as 561 Neelys Bend Road, Madison, TN 37115.

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 ~~14th~~ 13th day of August, 2024.

Gale M. Davis

By: _____
Emily Green, Esq., Conservator of the Person and Property

_____
Barry Zahurance

STATE OF TENNESSEE
COUNTY OF Robertson

On this 13 day of August, 2024, before me personally appeared Emily Green, Esq., Conservator of the Person and Property of Gale M. Davis, to me known to be the person (or persons) described in and who acknowledged that she, as Conservator for Gale M. Davis executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~14th~~ 13th day of August, 2024.

_____
Notary Signature
My commission expires: 6-25-25

JENNIFER GUEVARA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2024, before me personally appeared Barry Zahurance, 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 12th day of August, 2024.

_____
Notary Signature
My commission expires: 10/04/2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 13, 2024**.

Date

D Hardwick

Affiant Signature

August 16, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

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