WARRANTY DEED

Karen Johnson Davidson County
Batch# 1186066 DEEDWARR
09/25/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240925-0074181

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Music City Holdings LLC	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBER
(NAME) 5000 Riverside Dr, Bldg. 5, Ste. 100W	(NAME)	60-16-171.00
(ADDRESS) Irving, TX 75039	(ADDRESS)	
(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, **Kathleen Seats-Wilson, Catherine L. Hardy, Tammy Miller, Keymondre Wilson, and Edward Miller**, HEREINAFTER CALLED THE GRANTOR(S), 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 SUCCESSORS 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. 236 on the Plan of Joywood Heights, Section II of record in Plat Book 1130, Page 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E Fulkerson, unmarried by Warranty deed from Frances A Savley, widow of record in Book 8949, page 791, Register's Office for Davidson County, Tennessee, dated 5/14/1993 and recorded on 5/17/1993.

Being the same property conveyed to The Dellway Trust by Quitclaim deed from James E Fulkerson of record in Book 10423, page 199, Register's Office for Davidson County, Tennessee, dated 4/17/1998 and recorded on 4/21/1998.

Being the same property conveyed to Edward Wilson Jr. and Jimmie Wilson by Decree deed from CLAUDIA C BONNYMAN, Clerk and Master of record in Book 11075, page 217, Register's Office for Davidson County, Tennessee, dated 7/1/1998 and recorded on 8/29/1998.

Being the same property conveyed to Edward Wilson Jr. by Quitclaim deed from Jimmie Wilson of record in Instrument 20060630-0078481, Register's Office for Davidson County, Tennessee, dated 4/21/2006 and recorded on 6/30/2006.

Edward Wilson, Jr. in said Deed died intestate on or about February 29, 2024, survived by Kathleen Seats-Wilson, Edward Miller, Tammy Miller, Keymondre Wilson and Catherine L. Hardy as established by Affidavits of Heirship at Instrument Nos. 20240628-0048831 and 20240628-0048970 in the said Register's Office.

This property was not the primary residence of any of the grantors except Kathleen Seats-Wilson and her spouse Edward Wilson, Jr. is deceased. She is currently unmarried.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 150 Dellway Dr. Nashville, TN 37207
(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, 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 hand this 24th day of September, 2024.

Kathleen Seats Wilson
Kathleen Seats-Wilson

Edward A Miller
Edward Miller

Tammy Miller
Tammy Miller

Keymondre Wilson
Keymondre Wilson

Catherine L Hardy
Catherine L. Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kathleen Seats-Wilson, Edward Miller, Tammy Miller, Keymondre Wilson and Catherine L. Hardy**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of September, 2024.

Notary Public

My Commission Expires: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202409250074181

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 **September 24, 2024**.

Date

D Hardwick

Affiant Signature

September 25, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25th** day of **September**, 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