Karen Johnson Davidson County
Batch# 1186989 DEEDWARR
09/26/2024 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20240926-0074772

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 25 day of September, 2024.

Notary Public
My commission expires:
11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Music City Holdings, LLC	NEW OWNER	**11911015700**
4 Cadillac Dr #250	4 Cadillac Dr #250	
Brentwood TN 37027	Brentwood TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 2708 Glenmont Court Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Holdings, LLC

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 a portion of Lot No. 9, Plan of Thompson Lane Park, of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point in the northeasterly corner of Lot No. 9, same being the common corner of Lots Nos. 8, 9, and 10 of said Subdivision; thence westerly along the common dividing line between Lot Nos. 9 and 10, 200.5 feet to a point; thence south 23 deg. E. 65 feet to a point; thence south 66 deg. 55' west 22 feet to a point in the easterly margin of the right-of-way of Interstate Highway 24, formerly Joplin Drive; thence southerly along the easterly margin of said Interstate Highway 66 feet to a point; thence easterly 240 feet along the northerly margin of Thompson Lane as widened, to a point; thence northerly 124.1 feet along the dividing line between lots nos. 8 and 9 to the point of beginning, and also described according to a survey by Hal R. Swann, Jr., Surveyor, dated January 11, 1964.

Being the same property conveyed to Erin Dias, Trustee of The 2708 Glenmont Court Trust, by Warranty Deed from Armando Sanchez, married, and Joanne Pearl Harmon, unmarried, dated August 6, 2024, of record in Instrument No. 20240813-0060875, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2708 Glenmont Court, Nashville, TN 37210.

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 in 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.

_____ Date: 9/25/24
The 2708 Glenmont Court Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 2708 Glenmont Court Trust and that she is authorized by The 2708 Glenmont Court Trust to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of September, 2024

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26



Certificate of Authenticity

I, Karen Valentine, 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 9/25/24.

Date

Karen Valentine

Affiant Signature

9/25/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of September, 2024.

Notary's Signature
My Commission Expires: 1-11-26

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY