WARRANTY DEED

Karen Johnson Davidson County
Batch# 1189564 DEEDWARR
10/03/2024 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,287.60
20241003-0076789

File No. DH-24-7752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/26/2027

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) 5000 Riverside Dr, Bldg 5, Ste 100W	(NAME)	092 07 0 073.00
(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, I/we, **VALERIE SPRINGER AND CORNELIUS RAY WESTMORELAND, CO-TRUSTEES OF THE KEA CHANELE WESTMORELAND TRUST, AN IRREVOCABLE TRUST ,** 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. 21 on the Plan of C. R. Badoux's Addition of record in Plat Book 161, Page 41, 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 Claude Westmoreland by Installment Deed from Eileen Berry of record in Book 8938, page 721, Register's Office for Davidson County, Tennessee, dated May 3, 1993 and recorded on May 5, 1993.

The said Claude E. Westmoreland died testate on or about April 12, 2024, his Estate being probated in the Seventh Circuit Court For Davidson County, Tennessee, at Nashville (Probate Division), Probate Case No. 24P1101, and by his Last Will and Testament the subject property was devised to Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of the Kea Chanele Westmoreland Trust, an irrevocable trust, with the said Co-Trustees granted the power to sell, transfer, and convey the real property on behalf of the Trust. The said Valerie Springer and Cornelius Ray Westmoreland were also appointed Co-Executors of the Estate under the said Last Will And Testament as further evidenced by, and as duly appointed by, those Letters Testamentary issued by the Court, and hereby join in the execution in their capacities as Co-Executors.

This is property more commonly known as 1922 Herman Street, Nashville, TN 37208.

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 30th day of September, 2024.

Kea Chanele Westmoreland Trust

By: _____
Cornelius Ray Westmoreland, Co-Trustee

Estate of Claude E. Westmoreland

By: _____
Cornelius Ray Westmoreland, Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cornelius Ray Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Trustee of the Kea Chanele Westmoreland Trust, an irrevocable trust, and that as Co-Trustee he is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of September, 2024.

_____
Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cornelius Ray Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Executor of the Estate of Claude E. Westmoreland, and that as Co-Executor he is authorized by the Estate to execute the within instrument as its Co-Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of September, 2024.

_____
Notary Signature
My commission expires:

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

[Signatures continue on following page.]

Witness my/our hand this 30th day of September, 2024.

Kea Chanele Westmoreland Trust

By: Valerie Springer
Valerie Springer, Co-Trustee

Estate of Claude E. Westmoreland

By: Valerie Springer
Valerie Springer, Co-Executor

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Trustee of the Kea Chanele Westmoreland Trust, an irrevocable trust, and that as Co-Trustee she is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of September, 2024.

Notary Signature
My commission expires: 5/3/28

Vannetta Iddrisu
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires May 3, 2028

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Executor of the Estate of Claude E. Westmoreland, and that as Co-Executor she is authorized by the Estate to execute the within instrument as its Co-Executor and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of September, 2024.

Notary Signature
My commission expires: 5/3/28

Vannetta Iddrisu
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires May 3, 2028

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 **September 30, 2024**.

Date

D Hardwick

Affiant Signature

October 3, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **October**, 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