Karen Johnson Davidson County
Batch# 1201100 DEEDWARR
11/04/2024 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20241104-0085484

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-0028

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES: 07/16/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$220,000.00**

Subscribed and sworn to before me this 31st day of October, 2024.

Notary Public **Affiant**
My Commission Expires: 7/16/2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Music City Holdings, LLC **812 Delaware Avenue** **Madison, TN 37115**	**Music City Holdings, LLC** **5000 Riverside Drive, Bldg 5,** **Ste 100W** **Irving, TX 75039**	**043-05-0-131.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Amanda Marie Riddle, individually and Amanda Marie Riddle as Personal Representative of the Estate of Nelson C.J. Riddle**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Music City Holdings, LLC, a Texas Limited Liability Company** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9, Block "C" on the Plan of Cedarcrest Estates of record in Plat Book 974, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 101 feet on the easterly side of Delaware Avenue and runs back between lines, 333 feet on the northerly line and 329.3 feet on the southerly line, to a dead line in the rear, measuring 101 feet, more or less.

Being the same property conveyed to Nelson C. J. Riddle and wife, Virginia M. Riddle by Warranty Deed from J. H. Doochin and wife, Bessie K. Doochin of record in Book 4324, Page 122, in the Register's Office for Davidson County, Tennessee, dated March 22, 1969 and recorded on April 09, 1969. The said Virginia M. Riddle died on or about March 11, 2011, leaving Nelson C.J. Riddle suriving tenant by the entirety. The said Nelson C.J. Riddle having since died testate on or about December 13, 2023. Pursuant to his Last Will and Testament of record in Docket No. 24P310 in the Seventh Circuit Court of Davidson County, Tennessee, said property was devised to Amanda Riddle.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 812 Delaware Avenue, Madison, TN 37115

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

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

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of October, 2024.

The Estate of Nelson C.J. Riddle

Amanda Riddle, Personal Representative of the Estate of Nelson C.J. Riddle

Amanda Marie Riddle, *Personal Representative*

Amanda Riddle

Amanda Marie Riddle, *Individually*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Amanda Marie Riddle,** the within named Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 31st day of October, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me, **Devin Freeman Park**, personally appeared **Amanda Marie Riddle, Personal Representative of the Estate of Nelson C.J. Riddle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representative(s) of the **Estate of Nelson C.J. Riddle, as appointed by court Order of record in Docket No. 24P310 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this Instrument as the Personal Representative on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 31st day of October, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

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 **October 31, 2024**.

Date

D Hardwick

Affiant Signature

November 4, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **November**, 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