WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201112 DEEDWARR
11/04/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20241104-0085501

File No. DH-24-8021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 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	Music City Holdings, LLC	
(NAME)	(NAME)	
1413 Sharpe Avenue	5000 Riverside Dr Bldg 5 Ste 100W	083-02-0-093.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, **Jairo A. Prado, an unmarried man**, 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 situated in Davidson County, Tennessee:

Being part of Lot No. 8 on the Plan of the Martha Martin Lands, of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, and described according to a survey made by E. R. Southgate, Surveyor, April 17, 1946, as follows:

Beginning at a point in the Northerly margin of Sharpe Avenue, 424 feet East of the Easterly margin of 14th Street, at the corner of Lots Nos. 1 and 8 shown on said survey; thence North along the line between said lots 80 feet to the South line of Lot No. 2; thence along the South line of Lots Nos. 2 and 3, East 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said Lots Nos. 7 and 8, Southwardly 80 1/3 feet to the North margin of Sharpe Avenue; thence with the margin of the same, Easterly 75 feet to the beginning.

Being the same property conveyed to Jairo A. Prado by Warranty Deed from Janeth Harper and Maria Runnels of record in Instrument No. 20030730-0107609 Register's Office for Davidson County, Tennessee, dated July 24, 2003 and recorded on July 30, 2003.

This is property more commonly known as 1413 Sharpe Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 31st day of October, 2024.

Jairo A. Prado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me personally appeared Jairo A. Prado, 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 31st day of October, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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 **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