Karen Johnson Davidson County
Batch# 1202724 DEEDWARR
11/07/2024 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20241107-0086944

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-4813

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of October, 2024

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Holdings LLC **4600 Fuller Dr., Ste 200** **Irving, TX 75038**	NEW OWNER **4600 Fuller Dr., Ste 200** **Irving, TX 75038**	073-05-0-196.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Norma A. Wilson

HEREINAFTER REFERRED TO AS THE GRANTORS, 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 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 Lot No. 12 on the Map of Gibson Heights, as of record in Book 1835, Page 133, Registers office for Davidson County, Tennessee.

Said Lot No. 12 fronts 75 feet on the Westerly side of Sandy Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Robert L. Wilson and wife, Norma A. Wilson by Warranty Deed from John F. Robertson, Jr and wife, Janice G. Robertson of record in Book 6116, page 751, Register's Office for Davidson County, Tennessee, dated August 05, 1983 and recorded on August 16, 1983 and Re-recorded on September 13, 1983 in Book 6135, Page 39. The said Robert L. Wilson having died September 14, 2009, leaving Norma A. Wilson, as the surviving tenant by the entirety. Reference is made to the Letters of Conservatorship of record in the Seventh Circuit Court of Davidson County, Tennessee, under Docket 15P495, in which Sheryl W. McKeel and Vaughn A. McKeel are appointed as Co-Conservators for Norma A.

Wilson. Reference is further made to the Order Approving Contract for Sale of Real Property in the Seventh Circuit Court of Davidson County, Tennessee, under Docket 15P495; and of record in Instrument No. 202411070086943__, in the Register's Office for Davidson County, Tennessee, in which the Co-Conservators, Sheryl W. McKeel and Vaughn A. McKeel, are directed to convey the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 2603 Sandy Drive, Nashville, TN 37216

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 so 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.

Dated this the 29th day of October, 2024.

Norma A. Wilson by and through Sheryl W. McKeel, Co-conservator
Norma A. Wilson by and through Sheryl W. McKeel, Co-Conservator

Norma A Wilson by and through Vaughn A McKeel Co-Conservator
Norma A. Wilson by and through Vaughn A. McKeel, Co-Conservator

STATE OF TENNESSEE
COUNTY OF WILSON

McKeel Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Sheryl W. McKeel and Vaughn A. McKeel,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be Co-Conservators of **Norma A Wilson,** the within named bargainor and that as such co-conservators, as duly authorized, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10|29|2024.

Affiant Signature – Joshua A. Terry

11| 6 |2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11| 6 |2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27