**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1207639 DEEDWARR
11/21/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20241121-0091108

File No. DH-24-8131

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

**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) | (NAME) | |
| 5000 Riverside Dr, Bldg 5, Ste 100W | | 108-08-0-124.00 |
| (ADDRESS) | (ADDRESS) | |
| 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, **Kimberly R Bryant Watkins, a/k/a Kimberley R. Watkins, married**, 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:

**Being Lot No. 8, on the Plan of Trailwood, Section 1, of record in Plat Book 5210, Page 351, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Kimberly R. Bryant, unmarried, by Warranty Deed from George Earl Patton and wife, Rebecca H. Patton of record in Instrument No. 20000530-0053567 Register's Office for Davidson County, Tennessee, dated May 26, 2000 and recorded on May 30, 2000.**

**Being the same property conveyed to Kimberly R. Bryant Watkins, individually, by Quitclaim Deed from Raymond Louis Watkins of record in Instrument No. 20040930-0118026 Register's Office for Davidson County, Tennessee, dated September 16, 2004 and recorded on September 30, 2004.**

**Both Warranty Deeds reference above inadvertently reference the incorrect spelling of Grantee's first name. The correct spelling should be "Kimberley".**

**Victor Mays, the spouse of Kimberley R. Watkins, hereby joins in the execution of this Warranty Deed to convey any and all marital interest herein.**

**This is property more commonly known as 3215 Trails End Lane, Nashville, TN 37214.**

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 20th day of November, 2024.

Kimberly R Bryant Watkins, a/k/a Kimberley R. Watkins

Victor Mays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2024, before me personally appeared Kimberly R Bryant Watkins, a/k/a Kimberley R. Watkins, 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 20th day of November, 2024.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2024, before me personally appeared Victor Mays, 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 20th day of November, 2024.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

*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 **November 20, 2024**.

Date

D Hardwick

Affiant Signature

**November 21, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **November**, 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