WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208675 DEEDWARR
11/26/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20241126-0092650

File No. DH-24-8262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

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 Ciy Holdings LLC	Same as New Owner	
(NAME) 5000 Riverside Drive, Bldg 5, Stre 100W	(NAME)	025-16-0-027.00
(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, **Patricia Carol Bell, Succesor Trustee of The Marion J. Ledbetter Trust dated January 7, 2004**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music Ciy 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. 46 on the Plan of Goodlettsville Heights, Section 3 of record in Plat Book 1835, Page 98, in the Register's Office for Davidson County, Tennessee.

Said Lot No.46 Fronts 173.6 feet on the Westerly Side of Garrett Drive, and runs back between lines measuring 368.8 feet on the Northerly Side and 330.5 feet on the Southerly Side to a dead line in the rear, measuring 77.0 feet thereon.

Being the same property conveyed to Marion J. Ledbetter Trustee respectively, and his/her/their successors under a Revocable Living Trust for the benefit of Marion Joyce Johnson Ledbetter, under the terms of The Marion J. Ledbetter Trust Dated 1-7-04 by Quitclaim Deed from Marion Joyce Johnson Ledbetter of record in Instrument No. 20040121-0008122 Register's Office for Davidson County, Tennessee, dated January 07, 2004 and recorded on January 21, 2004. The said Marion J. Ledbetter died on July 28, 2023. Partricia Carol Bell is the Successor Trustee pursuant to the terms of the The Marion J. Ledbetter Trust dated January 7, 2004.

This is property more commonly known as 122 Garrett Drive, Goodlettsville, TN 37072.

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 25th day of November, 2024.

The Marion J. Ledbetter Trust dated January 7, 2004

By: Patricia Ledbetter Bell
Patricia Carol Bell, Succesor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Patricia Carol Bell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the *Successor Trustee of the Marion J. Ledbetter Trust dated January 7, 2004, the within named bargainor, and that he/she as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Successor Trustee.

Witness my hand, at office, this 25th day of November, 2024.

Notary Signature
My commission expires:

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, D. 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 25, 2024**.

Date

D. Hardwick

Affiant Signature

November 26, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County