Name and Address of New Owner:
Bradford Bell
2 Ironwood Lane
Brentwood, TN 37027

Send Tax Bills To:
Bradford Bell
2 Ironwood Lane
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1208804 DEEDWARRSP
11/27/2024 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,060.05
20241127-0092817

This Instrument Prepared By:
Dawnielle Hardwick
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 025-16-0-027.00

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Music City Holdings, LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bradford Bell, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Goodlettsville Heights, Section 3, of record in 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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Patricia Carol Bell, Successor Trustee of the Marion J. Ledbetter Trust dated January 7, 2004 of record in Instrument No. 20241126-0092650 Register's Office for Davidson County, Tennessee, dated 11/25/2024 and recorded on 11/26/2024.

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

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor , but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 25th day of November, 2024.

Music City Holdings, LLC, a Texas Limited Liability Company

By: _____
Robert Lively, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert Lively, Authorized Signatory with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be Authorized Signatory, respectively, of **Music City Holdings, LLC**, the within named bargainor, a Limited Liability Company, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 25th day of November, 2024.

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

_____
Notary Public
My commission expires: 10/10/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$286,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of November, 2024.

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

_____
Notary Public
My commission expires: 10/10/26

File No. DH-24-8263

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

202411270092817

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 27, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

