Karen Johnson Davidson County
Batch# 1214698 DEEDWARR
12/11/2024 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20241211-0096193

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$262,000.00**

Subscribed and sworn to before me this 9th day of December, 2024.

Notary Public **Affiant**
My Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Music City Holdings, LLC **2125 Crystal Drive** **Nashville, TN 37210**	Music City Holdings, LLC 5000 Riverside Dr Bldg S Ste 100 Irving TX 75039	**095-14-0-041.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Charles Edward Judd as Executor of the Estate of Patricia Ann Krantz** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Music City Holdings LLC, a Texas Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Elm Hill Acres, Section No. 1 of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 81 fronts 70 feet on the south side of Crystal Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to JOE DAVID KRANTZ, JR.., AND WIFE, PATRICIA ANN KRANTZ, by deed from FRANK W. BEESLEY, JR., AND WIFE, JONATTA D. BEESLEY, of record in Book 5211, Page 830, dated October 18, 1977, said Register's Office. JOE DAVID KRANTZ, JR., HAVING died on or about October 9, 1991 leaving PATRICIA ANN KRANTZ as surviving tenant by the entirety.

Being the same property conveyed to JAMES F. JUDD, by deed from PATRICIA ANN KRANTZ, AN UNMARRIED PERSON, of record in Instrument No. 20040510-0052792, dated May 7, 2024, said Register's Office.

Further being the same property conveyed to PATRICIA ANN KRANTZ, AN UNMARRIED PERSON, by quitclaim deed from JAMES F. JUDD, of record in Instrument No. 20081212-0119593, dated Novembers 21, 2008, said Register's Office. PATRICIA ANN KRANTZ, having since died testate on or about October 5, 2024.

Returned:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Pursuant to the terms of her will of record in Docket No. 24P-12254 in Seventh Circuit Probate Court of Davidson County, Tennessee, said property is to administered as part of the probate estate under the control of CHARLES EDWARD JUDD, EXECUTOR OF THE ESTATE OF PATRICIA ANN KRANTZ.

This is improved property known as: 2125 Crystal Drive, Nashville, TN 37210

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 9th day of December, 2024.

THE ESTATE OF PATRICIA ANN KRANTZ

x Charles Judd, Executor
Charles Edward Judd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2024, before me, Russell E. Freeman, personally appeared **CHARLES EDWARD JUDD, EXECUTOR OF THE ESTATE OF PATRICIA ANN KRANTZ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representative of the **Estate of Patricia Ann Krantz, as appointed by court Order of record in Docket No. 24P-12254 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and are authorized to execute this Instrument as the Personal Representative on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 9th day of December, 2024.

My Commission Expires: 1/31/26

DEVIN E. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

NOTARY PUBLIC

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 **December 9, 2024**.

Date

D. Hardwick

Affiant Signature

December 11, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

