Karen Johnson Davidson County
Batch# 1215979 DEEDWARR
12/13/2024 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20241213-0096906

**WARRANTY DEED**

File No. DH-24-8348

Kelly Dorsey State of Tennessee Notary Public Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 2.22.25
(AFFIX SEAL)

**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 | Music City Holdings, LLC | |
| (NAME) | (NAME) | |
| 3308 Oak Trees Court | 5000 Riverside Dr., Bldg 5, Ste 100W | 150-07-0-473.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37013 | 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, **Karen Smith, an unmarried woman**, 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. 56-B Zone Lot Division, Lots Nos. 51, 56 and 57, Lakeshore Woods , Section 2, of record in Plat Book 6250, Page 508, amending Plat Book 5200, Page 608, 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 Karen Smith, unmarried by Warranty Deed from Francis R. Trace and wife, Helen D, Trace of record in Book 10352, page 138, Register's Office for Davidson County, Tennessee, dated February 11, 1997 and recorded on February 18, 1997.**

**This is property more commonly known as 3308 Oak Trees Court, Nashville, TN 37013.**

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 12th day of December, 2024.

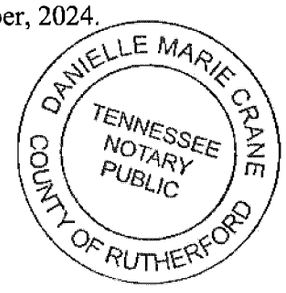
Karen Smith by Tommie Smith Jr AIF
Karen Smith by Tommie Smith, Jr.,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Tommie Smith, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Karen Smith, and that this instrument was executed on behalf of the said Karen Smith for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202412130096905, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12th day of December, 2024.

Danielle Marie Crane
Notary Signature
My commission expires: 2/22/25



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 12, 2024**.

Date

D. Hardwick

Affiant Signature

**December 13, 2024**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

