WARRANTY DEED

Karen Johnson Davidson County
Batch# 1218273 DEEDWARR
12/19/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20241219-0098598

File No. DH-24-8409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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 Drive, Bldg 5, Ste 100W		086-10-0-035.00
(ADDRESS)	(ADDRESS)	
Irving, Texas 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, **William J. Parsley, a widower and unremarried**, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Chapelwood, Section 2 of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Cynthia L Lewis and husband William J Parsley by Warranty Deed from Willard Cason and wife, Annie D. Cason of record in Instrument No. 20050809-0094399 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on August 09, 2005. The said Cynthia L. Lewis subsequently died on December 11, 2019, thereby vesting title into William J. Parsley as surviving tenant by the entirety.

This is property more commonly known as 3569 Albee Drive, Nashville, TN 37076.

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 17 day of December, 2024.

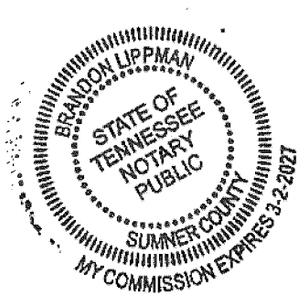
William J. Parsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of December, 2024, before me personally appeared William J. Parsley, 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 17 day of December, 2024.

Notary Signature
My commission expires: 3-2-27



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 **December 17, 2024**.

Date

D Hardwick

Affiant Signature

December 19, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19th** day of **December**, 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

202412190098598