WARRANTY DEED

Karen Johnson Davidson County
Batch# 1222786 DEEDWARR
01/02/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20250102-0000265

File No. DH-24-8456

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(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	Same as New Owner	
(NAME) 5000 Riverside Drive, Bldg 5, Ste 100W	(NAME)	072-09-0-325.00
(ADDRESS) Irving, Texas 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, **Forrest W. Sykes Jr., unmarried,**, 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:

Certain parcel or tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 87 on the Plan of Irvington, as of record in Book 843, Page 60, Register's Office for Davison County, Tennessee.

Said Lot No. 87 fronts 60 feet on the Southerly side of Carolyn Avenue, and runs back between parallel lines 170.5 feet, more or less, to a dead line.

Being the same property conveyed to Talmage W. Sykes and wife, Mary Lou Sykes by Warranty Deed from J. J. Chrisman, Trustee of record in Book 1561, page 587, Register's Office for Davidson County, Tennessee, dated February 19, 1948 and recorded on February 19, 1948.

Note: The Said Talmage W. Sykes died April 26, 1987, leaving his entire interest in said real estate to his widow, Mary Lou Sykes.

The Said Mary Lou Sykes died October 13, 1996, and her estate is under Tennessee number 96p-1851, naming Carl Martin Evans, James Andrew Evans, Talmage Wesly Sykes and Forrest Walker Sykes, Sr., as the co-beneficiaries.

Being the same property conveyed to Forrest W. Sykes, Jr. by Quitclaim Deed from Mary Lou Sykes, Carl Martin Evans and James Andrew Evans, as co-administrators and co-beneficiaries, and Forrest Walker Sykes, Sr. and Talmage Wesley Sykes, as Co-beneficiaries of record in Instrument No. 20030626-0088219 Register's Office for Davidson County, Tennessee, dated June 20, 2002 and recorded on June 26, 2003.

This is property more commonly known as 900 Carolyn Avenue, Nashville, TN 37216.

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 30th day of December, 2024.

Forrest W. Sykes, Jr

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 30th day of December, 2024, before me personally appeared Forrest W. Sykes, Jr, 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 30th day of December, 2024.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 30, 2024**.

Date

Affiant Signature

December 30, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **December**, 20**24**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)