Karen Johnson Davidson County
Batch# 1236811 DEEDWARR
02/13/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250213-0011009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Y-JDUCK-25-3807

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings LLC	**Same as New Owner**	
(NAME)	(NAME)	
156 Lindsey Road		**061-14-0-213.00**
(ADDRESS)	(ADDRESS)	
Big Sandy, TX 75755		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIRIAM GERBER, A MARRIED PERSON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Resubdivision of Part of Lots 73 and 74 on the Plan of Maplewood Home Tract of record in Plat Book 6050, page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Miriam Gerber, a married Parson by Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-3 of record in Instrument No. 20080205-0012014 Register's Office for Davidson County, Tennessee, dated January 17, 2008 and recorded on February 05, 2008.

Miriam Gerber and Miriam Sue Gerber being one and the same person.

Subject property having never been said Grantor(s) primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 125, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3807 Burrus St., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th DAY OF FEBRUARY, 2025.

Miriam Gerber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIRIAM GERBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Stephanie Woodall, 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 2/12/2025 (date of document).

Stephanie Woodall
Affiant Signature

Date 2/12/2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of February, 2025.

Melissa Jansen
Notary's Signature

My Commission Expires: _____

