Karen Johnson Davidson County
Batch# 1244595 DEEDWARR
03/10/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250310-0017783

WARRANTY DEED

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

File No. DH-25-9048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of March, 2025

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)	(NAME)	
5000 Riverside Drive, Bldg 5, Ste 100W		091-08-0-266.00
(ADDRESS)	(ADDRESS)	
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, **Curtis M. Groves, a married man**, 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. 17 on the Plan of the Subdivision of Lots 3, 4, 5 and 6, Clifton County Lands, of record in Plat Book 161, Page 80, RODCT. Said Lot fronts 50 feet on the West side of First Street and extends back westwardly between parallel lines one hundred fifty (150) feet, more or less, to an alley 15 feet wide. Subject to Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 161, Page 80, for said County. Subject to Metro Code requirement of record in Book 10409, Page 348, Register's Office for said County.

Being the same property conveyed to Curtis Groves and Faith Groves by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, of record in Instrument No. 20121130-0110230, Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 30, 2012.

Being a portion of the same property conveyed to Curtis M. Groves by Quitclaim Deed from Faith J. Groves of record in Instrument No. 20181109-0110892 Register's Office for Davidson County, Tennessee, dated November 07, 2018 and recorded on November 09, 2018.

This was used for investment purposes only and is not the marital residence of Grantor.

This is property more commonly known as 921 42nd Avenue North, Nashville, TN 37209.

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 6 day of March, 2025.

Curtis M. Groves

STATE OF NC
COUNTY OF CHARLOTTE

On this 6 day of March, 2025, before me personally appeared Curtis M. Groves, 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 6 day of March, 2025.

Notary Signature
My commission expires:

HOLLY J. CORMIER
MY COMMISSION # HH368907
EXPIRES: March 05, 2027

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 **March 6, 2025**.

Date

D. Hardwick

Affiant Signature

March 10, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

