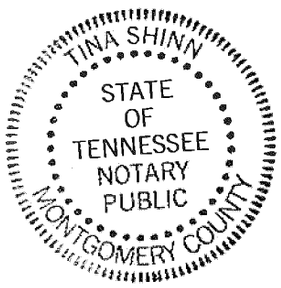
Karen Johnson Davidson County
Batch# 1248720 DEEDWARR
03/20/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250320-0020818

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2025.

Notary Public

My commission expires: 9/15/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Namon B. Pope Delilah Mbili Pope Delilah Ailene Dansby-Pope	New Owners	017-00-0-329.00
2263 Luster Road		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MUSIC CITY HOME STAYS, LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NAMON B. POPE, A SINGLE MAN, AND DELILAH MBILI POPE, A SINGLE WOMAN, AND DELILAH AILENE DANSBY-POPE, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate situated in Davidson County, Tennessee, to-wit:

BEING TRACT NO. 4 on the unrecorded survey of the REDDING SUBDIVISION by David A. Demerick, Registered Land Surveyor No. 1219, dated March 1990, as follows:

BEGINNING at an iron pin in the western right-of-way margin of Luster Road, a corner to the property of James T. Grissom (said point being on a curve with a chord of North 48 degrees 01 minute 50 seconds East 280.93 feet to an iron pin; thence North 55 degrees 00 minutes 04 seconds East 95.76 feet to a point; thence on a curve having a delta angle of 47 degrees 24 minutes 09 seconds, a radius of 506.36 feet, a tangent of 222.30 feet for a length of 421.70 feet to a point; thence North 07 degrees 35 minutes 55 seconds East 141.93 feet to an iron pin marking the corner of the Logan property (Book 4533, Page 555 RODCT); thence with said margin of said road on a curve having a chord of South 41 degrees 07 minutes 56 seconds West 129.85 feet to an iron pin; thence leaving said road North 81 degrees 06 minutes 13 seconds West 1056.00 feet to an iron pipe marking a corner to the Harris property (Book 6134, Page 711 RODCT); thence with the line of Harris North 32 degrees 35 minutes 52 seconds East 329.85 feet to an iron pin; thence South 70 degrees 08 minutes 48 seconds East 1011.12 feet to the point of beginning.

Being the same property conveyed to Yatang Liao Hoke, an married woman by Warranty Deed from Sandra J. Bridges, and unmarried woman and Maggie Sue Cantrell, an unmarried woman, of record in Instrument No. 20210604-0075432 Register's Office for Davidson County, Tennessee, dated June 02, 2021 and recorded on June 04, 2021.

Being the same property conveyed to Music City Home Stays, LLC, a Wyoming Limited Liability Company by Quitclaim Deed from Yatang Liao Hoke of record in Instrument No. 20220615-0068595 Register's Office for Davidson County, Tennessee, dated June 01, 2022 and recorded on June 15, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2263 Luster Road, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of March, 2025.

Music City Home Stays, LLC, a Wyoming Limited Liability Company

By: _____
Yatang Hoke, Manager/Sole Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Yatang Hoke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Manager/Sole Member of Music City Home Stays, LLC, a Wyoming Limited Liability Company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2025.

_____
Notary Public

My Commission Expires: 9/13/28

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 3/17/25.

Affiant Signature – Joshua A. Terry

3/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27