WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249109 DEEDWARR
03/21/2025 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $648.98
20250321-0021307

File No. DH-25-9186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-19-2027

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) 5000 Riverside Drive, Bldg. 5, Ste. 100W	(NAME)	052-12-0-020.00
(ADDRESS) Irving, TX 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, **Debra G. Taylor, a married woman, and Joshua Petty, 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, ITS SUCCESSORS 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. 14 of Block "D" on the Plan of Life & Casualty Insurance Company's Subdivision No. 3 of record in Plat Book 974, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No, 14 fronts 60 feet on the northerly side of Hamblen Avenue and runs back between parallel lines, 175 feet on the dead line.

Being the same property conveyed to Jerry Lee Petty and wife, Linda C. Petty, by Warranty Deed from William J. Smith and wife, Lois T. Smith of record in Book 3247, page 428, Register's Office for Davidson County, Tennessee, dated June 09, 1961 and recorded on June 12, 1961. The said Jerry Lee Petty is deceased, having died on or about January 3, 1999, leaving Linda C. Petty as surviving tenant by the entirety. The said Linda C. Petty subsequently died intestate on or about April 19, 2010, thereby vesting ownership into her heirs at law: Jerry Lee Petty, Jr. and Debra G. Taylor.

Jerry Lee Petty, Jr. subsequently died intestate on December 24, 2011, thereby vesting ownership of his 50% interest into his son, Joshua Petty. SEE ALSO: Affidavit of Heirship in Instrument No. 20140821-0076298, said Register's office, and Affidavit of Heirship of record at Instrument No. 202503210021306 **, Register's office for Davidson County, Tennessee, as to both Linda C. Petty and Jerry Lee Petty, Jr.**

This is not the marital residence of either Grantor and is not subject to marital interest.

This is property more commonly known as: 121 Hamblen Avenue, Old Hickory, TN 37138.

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 20th day of March, 2025.

Debra G. Taylor

Joshua Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2025, before me personally appeared Debra G. Taylor and Joshua Petty, 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 20th day of March, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Stizore
State of Tennessee
Notary Public
Davidson County

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 20, 2025**.

Date

D Hardwick

Affiant Signature

March 20, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

