WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Music City Holdings, LLC	Music City Holdings, LLC	82-8-188.00
(NAME)	(NAME)	
5000 Riverside Drive, Suite 100W Bldg 5	5000 Riverside Drive, Suite 100W Bldg 5	
(ADDRESS)	(ADDRESS)	
Irving, TX 75039-4696	Irving, TX 75039-4696	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250628

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, **TN Home Designs, LLC, a Tennessee limited liability company** , 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 GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot 195 of Block 2 as shown on the map entitled Blocks 1 and 2 of F.O. Beazley's McFerrin Addition to Easement Nashville, of record in Plat Book 57, page 136, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to TN Home Designs, LLC, a Tennessee limited liability company by Warranty Deed from Norma Jean Shaw, an unmarried woman, dated 03/07/2025 and filed for record in Instrument No. 20250310-0017737, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 720 Myrtle Street, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 1268498 DEEDWARR
05/05/2025 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250505-0034481

Witness my hand this 28th day of April 2025.

TN Home Designs, LLC

BY: Mitch Member
Mitch Healey
Member

BY: Gina M Healey, Member
Gina M. Healey
Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mitch Healey and Ginal M. Healey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of TN Home Designs, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 28th of April, 2025.

Notary Public
My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 4/28/2025.

Date

Affiant Signature

5/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of May, 2025.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)