Karen Johnson Davidson County
Batch# 1275785 DEEDWARR
05/20/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20250520-0039751

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Music City Holdings, LLC	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 6 CADILLAC DRIVE STE 250	(NAME) 6 CADILLAC DRIVE, STE 250	135120A04900 & 135120A05000
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) BRENTWOOD, TN 37027	
(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, **Lois J. Forsmo, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings, LLC** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, being Unit 2097 of Nashboro Village Twelve Condominium and Garage Unit 2097 G, of said Condominium, as shown on Master Plat Plan for Nashboro Village Condominium, prepared by Miller, Wihry and Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, recorded in Book 4827, Page 30, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an individual 2.28% interest in the Common Elements of the Nashboro Village Twelve Condominiums.

Being the same property conveyed to Frank O. Alvstad and Lois J. Forsmo, unmarried persons, as tenants in common, with the right of survivorship, by virtue of that certain Warranty Deed dated October 19, 1998, and being of record at Book 11162, Page 896 in the Register's Office of Davidson County, Tennessee. Frank O Alvstad having since passed on July 3, 2018, leaving Lois J. Forsmo as surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2097 and 2097-G Nashboro Blvd Nashville, TN 37217
(House Number) (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 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 hand this 2nd day of May, 2025.

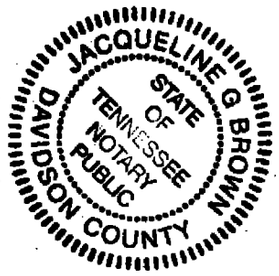
Lois J. Forsmo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lois J. Forsmo**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of May, 2025.

Notary Public
My Commission Expires: 11-3-25



Certificate of Authenticity

I, Holly A. Mason, 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 May 16, 2025.

Affiant Signature

5/20/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025