WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298472 DEEDWARR
07/17/2025 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20250717-0056518

File No. DH-25-10478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-13-2027

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)	162-10-0-210.00
(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, **Stacy L. Bishop and Cristene M. Bishop, husband and wife**, 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. 81 on the plan of Whittemore Valley, Section 3, of record in Book 6250, page 550, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 101.50 feet on the northerly margin of Michele Drive and extends back 121.50 feet on the westerly line and 120.0 feet on the easterly line to a dead line in the rear, measuring 64.48 feet thereon.

Being the same property conveyed to Stacy L. Bishop and wife, Cristene M. Bishop, as tenants in common by Warranty Deed from Dean G. Whittaker, an unmarried woman, (f/k/a Dean C. Cantalano, a/k/a Dean P. Massey) of record in Instrument No. 20080718-0073836 Register's Office for Davidson County, Tennessee, dated July 17, 2008 and recorded on July 18, 2008.

This is property more commonly known as:
532 Michele Drive, Antioch, TN 37013

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 16th day of July, 2025.

Stacy L. Bishop

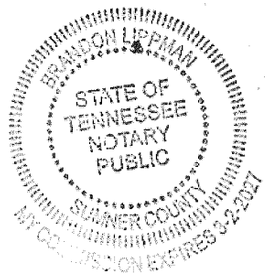
Cristene M. Bishop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2025, before me personally appeared Stacy L. Bishop and Cristene M. Bishop, 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 16th day of July, 2025.

Notary Signature
My commission expires:



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 July 16, 2025.

Date

D. Hardwick

Affiant Signature

July 17, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of July, 2025.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202507170056518