This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170326 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$93,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Bethany Scott Affiant Sworn to and subscribed before me this 7th day of November, 2017. Notary Public My Commission Expires: 5/6/19

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of Nivember, 2017, among:

THE ESTATE OF KINGSTON ALLISON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Bill Garrett Davidson County
Batch# 24882 **DEEDWARR**
11/13/2017 10:21:31 AM 4 pgs
Fees: $23.00 Taxes: $344.10

20171113-0116080

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kingston Allison by Warranty Deed from William Reynolds and Arcolia Reynolds, now Wynn of record in Book 4740, Page 187, Register's Office for Davidson County, Tennessee, dated August 17, 1073 and recorded on August 23, 1973. (Value or consideration shown in aforementioned deed $7,500.00.) Being also known as 1002 42nd Avenue N, Nashville, Tennessee 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Estate of Kingston Allison

BY: Carla Fay Allison Cannon

Carla Fay Allison Cannon

State of VIRGINIA
County of NORFOLK

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Carla Fay Allison Cannon for The Estate of Kingston Allison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of October, 2017.

Notary Public
My Commission Expires: 2-28-18

BEATRIZ NIEVES-OMILIANOWSKI
NOTARY PUBLIC 7340689
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEBRUARY 28, 2018

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

The Estate of Kingston Allison

BY: _____
Vickie Le Angela Allison Spencer

State of North Carolina

County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Vickie Le Angela Allison Spencer for The Estate of Kingston Allison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2021

JUSTIN S PERRI NOTARY PUBLIC DAVIDSON COUNTY, NC MY COMMISSION EXPIRES JUNE 19, 2021

_____
Notary Public

My Commission Expires: 6/19/2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1002 42nd Avenue N
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1002 42nd Avenue N
City, State, Zip: Nashville, TN 37209

Tax ID: 091-08-0-111.00