This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191710

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 **$150,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of May, 2019.

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 234918 DEEDWARR
05/28/2019 08:57:01 AM 6 pgs
Fees: $33.00 Taxes: $555.00

20190528-0049796

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

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2019, among:

KEITHIA SALES AND KESHAWNA SALES

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

AND

MUSIC CITY HOLDINGS, LLC
A Texas limited liability

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".

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of John Trimble's Homestead Plan of Lots of record in Plat Book 57, Page 53, 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 western one half of Lot 26 fronts 25 feet on the Northerly side of Tennessee, now Shepard Street, and extends back Northerly between lines about 172 feet on its Easterly line and 128.6 feet on its Westerly line to an alley in the rear.

Being the same property conveyed to Keith R. Sales, unmarried by Warranty deed from Metropolitan Development and Housing Agency of record in Instrument No. 200008110079818 Register's Office for Davidson County, Tennessee, dated August 03, 2000 and recorded on August 11, 2000 and Re-Recorded as Instrument No. 20000915-0091974.

Being also known as 40 Shepard St Nashville, Tennessee 37210.

And

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 25 on the Plan of John Trimble's Homestead Addition, as of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 25 fronts 25 feet on the Northerly side of Date, formerly Shepherd or Tennessee, Street, and runs back 129.9 feet, more or less on the westerly line and 128.6 feet on the easterly line, to an alley, measuring 25 feet thereon.

Tennessee, now Shepard Street, and extends back Northerly between lines about 172 feet on its Easterly line and 128.6 feet on its Westerly line to an alley in the rear.

Being the same property conveyed to Keith R. Sales, unmarried by Corrected Deed from Metropolitan Development and Housing Agency of record in Instrument No. 20190528-0049795 **Register's Office for Davidson County, Tennessee, dated** May 14, 2019 **and recorded on** May 28, 2019.

The said Keith R Sales having since died on June 22, 2018 leaving Keithia Sales and Keshawna Sales. Attached is the death certificate as exhibit "A". Attached is Affidavit of heirship as exhibit "B."

Being also known as 38 Shepard St Nashville, Tennessee 37210.

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.

Keithia Sales

Keshawna Sales

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Keithia Sales and Keshawna Sales, 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 16th day of May, 2019.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 40 Shepard St
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 40 Shepard St
City, State, Zip: Nashville, TN 37210

Tax ID: 105-04-0-395.00

EXHIBIT N

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2018 036276

DECEDENT

1. DECEDENT'S LEGAL NAME: KEITH RENALDO SALES
2. SEX: MALE
3. DATE OF DEATH: 06/22/2018
4. TIME OF DEATH: 18:20
5a. AGE: 54
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: 06/23/1963
7. BIRTHPLACE: NASHVILLE, TN

TYPE/PRINT IN PERMANENT BLACK INK

6a. PLACE OF DEATH: INPATIENT
6b. FACILITY NAME: SAINT THOMAS MIDTOWN HOSPITAL
6c. CITY OR TOWN: NASHVILLE
6d. COUNTY OF DEATH: DAVIDSON
8. MARITAL STATUS: WIDOWED
9. SURVIVING SPOUSE (name prior to first marriage):
10a. DECEDENT'S USUAL OCCUPATION: GENERAL LABORER
10b. KIND OF BUSINESS/INDUSTRY: GENERAL LABORER
12. SOCIAL SECURITY NUMBER: -3726
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY OR TOWN: NASHVILLE
13d. STREET AND NUMBER: 40 SHEPARD ST
13e. INSIDE CITY LIMITS?: YES
13f. ZIP CODE: 37210
14. WAS DECEDENT EVER IN US ARMED FORCES?: NO
15. DECEDENT'S EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
16. DECEDENT OF HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE: BLACK OR AFRICAN AMERICAN

PARENTS

18. FATHER'S NAME: MILTON SALES SR
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: GLORIA BREWINGTON

20a. INFORMANT'S NAME: KEITHIA SALES
20b. RELATIONSHIP TO DECEDENT: DAUGHTER
20c. MAILING ADDRESS: 6342 ALAMO PLACE, NASHVILLE, TN 37209

DISPOSITION

21a. METHOD OF DISPOSITION: BURIAL
21b. PLACE OF DISPOSITION: GREENWOOD MAIN CEMETERY
21c. LOCATION: NASHVILLE, TN
22a. SIGNATURE OF FUNERAL DIRECTOR: /s/ GEORGE M BAKER JR
22b. LICENSE NUMBER: 4095
22c. SIGNATURE OF EMBALMER: /s/ Patrick Lamont Tucker
22d. LICENSE NUMBER: 5072
23a. NAME AND ADDRESS OF FUNERAL HOME: HIGHLAND HILLS FUNERAL HOME AND CREMATORY 2422 BRICK CHURCH PIKE NASHVILLE TN 37207-4406
23b. LICENSE NUMBER: 1258

REGISTRAR

24. REGISTRAR'S SIGNATURE: /s/ EDWARD G BISHOP III
25. DATE FILED: 07/03/2018

CERTIFIER

26. CERTIFIER
26a. ■ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE DATE, TIME AND PLACE AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS

27a. CERTIFIER: /s/ RENE LIM
27b. LICENSE NUMBER: 038121
27c. DATE SIGNED: 07/02/2018
27d. NAME AND ADDRESS: RENE LIM 2000 CHURCH STREET BOC 102, NASHVILLE, TN 37236

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SPECIFYING THE ETIOLOGY. PART II. CONDITIONS IF ANY WHICH CONTRIBUTED TO THE DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

IMMEDIATE CAUSE (Final disease or condition resulting in death): a. DISSEMINATED CRYPTOCOCCUS INFECTION
DUE TO (OR A CONSEQUENCE OF):
b. HIV/AIDS
DUE TO (OR A CONSEQUENCE OF):
c.
DUE TO (OR A CONSEQUENCE OF):
d.
UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST

APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH

PART II.
29a. WAS AN AUTOPSY PERFORMED?: NO
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?
30. MANNER OF DEATH: NATURAL
31. DID TOBACCO USE CONTRIBUTE TO DEATH?: NO
32. IF FEMALE: N/A
33. IF TRANSPORTATION INJURY, SPECIFY:
34a. DATE OF INJURY
34b. TIME OF INJURY
34c. INJURY AT WORK?
34d. PLACE OF INJURY
34e. DESCRIBE HOW INJURY OCCURRED
34f. LOCATION OF INJURY

TH-1050 (Rev. 8-2017)

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing

2523

"Exhibit B"

This Instrument Prepared By:Concord Title

3000 Meridian Blvd. Suite 140

Franklin, TN 37067

Affidavit of Heirship

I, Yolanda Sales-Brown , hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently resides at the following address: ~~1405~~ 1504 Heritage View Drive, Madison TN 37115.

2. That Affiant personally knew Keith R Sales, deceased, hereinafter referred to as Decedent, for over 54 years, and has personal knowledge of the family of the Decedent.

3. That Affiant knew that at the date of death of said Decedent owned an interest in the following described real estate in Davidson County, Tennessee. (See Legal Description Attached)

4. That Decedent died on June 22,.2018 and was at the time a resident of Davidson County, Tennessee.

5. That Decedent died intestate;

6. That Keith R Sales was not married at the time of her/his death.

7. That the following persons are all of the children of the Decedent, natural born or adopted, living or deceased:

Keithia Sales

Keshawna Sales

FURTHER THE AFFIANT SAITH NOT.

Yolanda Brown

Yolanda Sales-Brown

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Yolanda Sales-Brown the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Music City Holdings LLC.

Witness my hand and official seal this 3rd day of May,2018

Notary Public
My Commission Expires: 3/19/23

KEVIN ZIEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

[Legal Description]

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