This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192535 **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 **$125,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 31st day of December, 2019 Notary Public My Commission Expires: 3-9-23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 31st day of December, 2019, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

JENNIFER MONTOYA AND J. WESLEY MONTOYA AND DIANE BROOKS

including all 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".

Karen Johnson Davidson County
Batch# 337123 DEEDWARR
01/02/2020 09:37:08 AM 3 pgs
Fees: $18.00 Taxes: $462.50

20200102-0000165

Land in Davidson County, Tennessee, being Lot No. 1042 on the Plan of Cherokee Hills, Section Ten, of record in Book 4660, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory Lynn Baldwin, an unmarried person, by Deed from Emilie R. Ray Hackman and husband, J. R. Hackman, of record in Book 8640, Page 932, Register's Office for Davidson County, Tennessee, dated May 29, 1992 and recorded on June 02, 1992.
Gregory Lynn Baldwin have since died on or about March 27, 2019 and his estate entered probate as case no CH 19-CV-207, in the Probate court for Davidson County, Tennessee. Leaving Carolyn F Head, individually and as the Executrix of the Estate of Gregory Lynn Baldwin

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Carolyn F Head, individually and as the Executrix of the Estate of Gregory Lynn Baldwin, of record at Instrument No. 20200102-0000164 Register's Office for Davidson County, Tennessee, dated _____ and recorded _____.

Being also known as 508 Spann Ct, Antioch, Tennessee 37013.

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____
Wyatt Tiffany

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** 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 the ***Authorized signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized signor***.

Witness my hand and official seal this 31st day of December, 2019.

_____
Notary Public
My Commission Expires: 3-7-23

T. K. ROSUEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Jennifer Montoya and J. Wesley Montoya, and Diane Brooks
Address: 508 Spann Ct
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Jennifer Montoya and J. Wesley Montoya, and Diane Brooks
Address: 535 Cambrian Way
City, State, Zip: Danville CA 94526

Tax ID: 148-03-0-138.00