This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$222,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202587	Affiant Sworn to and subscribed before me this 16th day of January, 2020 Notary Public My Commission Expires 3-7-23
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 16th day of January, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

TRISTAR, LLC

including all heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson Davidson County
Batch# 346844 DEEDWARR
01/23/2020 09:16:46 AM 3 pgs
Fees: $18.00 Taxes: $821.40

20200123-0008259

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. 34 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, Pages 136, 137 and 138, Register' s Office for said County.

Said Lot No. 34 fronts 67.5 feet on the southerly side of Mimosa Drive and runs back 193.2 feet on the easterly line and 194.1 feet on the westerly line to a dead line in the rear on which it measures 83 feet.

Being the same property conveyed to Joyce H. Dillard, unmarried, by Warranty Deed from Henry Hudson Enterprises, by Henry Hudson, of record in Book 3804, Page 939, Register's Office for Davidson County, Tennessee, dated August 21, 1964 and recorded on August 24, 1964.

Being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Joyce H. Dillard, of record in Instrument No. 20200123-0008258**, Register's Office for Davidson County, Tennessee, dated** JAN 16, 2020 **and recorded** JAN 23, 2020

Being also known as 3339 Mimosa Drive, Nashville, Tennessee 37211.

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: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** 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 ***President***.

Witness my hand and official seal this 16th day of January, 2020

2020 TD13

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

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

Owner Name & Property Address:

TRI STAR, LLC
Name: Brent Nolan and Jackie Pitchford-Nolan
Address: 3339 Mimosa Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 133-07-0-186.00

Responsible Party For Taxes:

TRI Star, LLC
Name: Brent Nolan and Jackie Pitchford-Nolan
Address: 2837 Windy Way
City, State, Zip: Thompson's Station TN 37179