This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202923 **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 **$389,899.00** 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 2nd day of April, 2020. Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Karen Johnson Davidson County
Batch# 381994 DEEDWARR
04/06/2020 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,442.63
20200406-0036317

THIS INDENTURE, made this 2nd day of April, 2020, among:

BRITANI WELKER AND ALYSA WELKER

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".

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Final Plat of Second Revision of Section One, Banbury Crossing of record in Plat Book 9700,

Page (s) 477 and 478, 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 Lance Welker, single man, by Warranty Deed from Eyal Evan Flantzman, unmarried, of record in Instrument No. 20191014-0104765, Register's Office for Davidson County, Tennessee, dated October 01, 2019 and recorded on October 14, 2019.

Lance Welker having since died on January 21, 2020. Leaving said property by affidavit of heirships recorded on April 6,2020 **of record in Instrument Nos.** 202004060036315 **and** 202004060036316_**, Register's Office for Davidson County, Tennessee.**

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.

Britani Welker

Alysa Welker

State of

True Copy Certification

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Nick Harris who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

rsigned authority, a Notary Public in and for said County Welker, the within named bargainor(s), with whom I am asis of satisfactory evidence), and who acknowledged that ne purposes therein contained.

id day of April, 2020.

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 309 Turnberry Cir
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 309 Turnberry Cir
City, State, Zip: Brentwood, TN 37027

Tax ID: 172-09-0A-023.00-CO

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13) — Effective January 1, 2020

State of Florida
County of Pinellas }

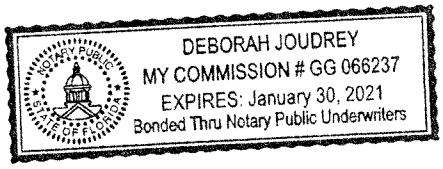
The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

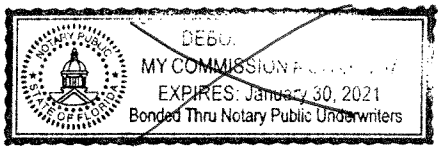
— OR —

☐ Online Notarization,

this 2nd (Date) day of April (Month), 2020 (Year), by Britani Welker and Alysa Welker.
Name of Person Acknowledging



Deborah Joudrey
Signature of Notary Public — State of Florida
DEBORAH JOUDREY
Name of Notary Typed, Printed or Stamped



☐ Personally known

☒ Produced Identification

Type of Identification Produced: drivers license

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 04/02/2020 Number of Pages: 03

Signer(s) Other Than Named Above: N/A

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