Karen Johnson Davidson County
Batch# 392655 DEEDWARR
04/28/2020 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20200428-0044124

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203001

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 **$210,000.00** 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 23rd day of April, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

WARRANTY DEED

THIS INDENTURE, made this 23rd day of April, 2020, among:

HENSLEY GROUP, LLC

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".

Situated in District No. Five (5) of Davidson County, Tennessee, and being known and designated as Lot 8, in S. A. Champion's Subdivision of certain Lots in the

Harding Plan, as shown by map of same of record in Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which map specific reference is hereby made for a more particular description.

Being the same property conveyed to Hubert Abernathy and wife, Ora D. Abernathy by Installment Deed from Esther P. Nettles, a widow of record in Book 4411, Page 890, Register's Office for Davidson County, Tennessee, dated April 20, 1970 and recorded on April 20, 1970.

Hubert Abernathy Deceased on or about February 27, 2018. Pursuant to Affidavit of Heirship filed at Instrument No. 20180910-0089382, Hubert Abernathy had five siblings, Nancy Buchanan, Betty Buckingham, Idela Abernathy (predeceased Hubert), Lou Ella Abernathy (predeceased Hubert), and Mary Lee Davis (predeceased Hubert).His Estate was Probated as a Muniment of Title in the Circuit Court of Davidson County, Probate Division, Docket No 18P-1123 on July 12, 2018.

Being the same property conveyed to JLG, LLC by Quitclaim Deed from Betty Buckingham, Nancy Buchanan and Lynn Thomson, the heirs at law of Hubert Abernathy of record in Instrument No. 20180212-0013905 Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 12, 2018 and Correction Quitclaim Deed recorded on September 10, 2018 in Instrument No. 20180910-0089383.

Being the same property conveyed to Hensley Group, LLC by Warranty Deed from JLG, LLC, a Tennessee limited liability company of record in Instrument No. 20200128-0009964, Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 28, 2020.

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.

Hensley Group, LLC

BY: _____

Michael Eric Hensley, It's Owner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Eric Hensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Owner of Hensley Group, LLC and as such Owner, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 23rd day of April, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2002 Heiman Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2002 Heiman Street
City, State, Zip: Nashville, TN 37208

Tax ID: 081-15-0-035.00

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, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

~~20200428000441~~24