Karen Johnson Davidson County
Batch# 416557 DEEDWARR
06/17/2020 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $691.08
20200617-0062625

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203190

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 **$186,779.00** 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 4th day of June, 2020.

Notary Public
My Commission Expires: Oct 31/2022

RAMONA KHYROLOMOOR
COMM. #2260937
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 31, 2022

WARRANTY DEED

THIS INDENTURE, made this 8th day of June, 2020, among:

RIAN L. GREENBERG AND WENDY L GREENBERG, HUSBAND AND WIFE, AS TO AN UNDIVIDED NNETY-SEVEN PERCENT (97%) INTEREST, AND LINDA L. GREENBERG, TRUSTEE OF TRUST A OF THE RONALD E. GREENBERG AND LINDA L. GREENBERG TRUST DATED NOVEMBER 6, 1990 UNTO AN UNDIVIDED THREE PERCENT (3%) INTEREST

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. 264 on the Plan of Clover Hill Section No. V of record in Plat Book 2133, Page 88, 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 Rian L. Greenberg and Wendy L. Greenberg (97% undivided interest) and Linda L. Greenberg, Trustee of the Ronald E. Greenberg and Linda L. Greenberg Trust U.D.T dated November 06, 1990 (3% undivided interest) by Warranty deed from Diane Carter, married of record in Instrument No. 20150428-0037830 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 28, 2015.

Being the same property conveyed to Rian L. Greenberg and Wendy L. Greenberg, Husband and Wife, as to an undivided Ninety-Seven percent (97%) interest, and Linda L. Greenberg, Trustee of Trust A of the Ronald E. Greenberg and Linda L Greenberg Trust dated November 6, 1990, unto an undivided Three percent (3%) interest by General Warranty deed from Rian L. Greenberg and Wendy L. Greenberg, as to an undivided Ninety-Seven percent (97%) interest, and Linda L. Greenberg, Trustee of the Ronald E. Greenberg and Linda L. Greenberg Trust dated November 6, 1990, as to an undivided Three percent (3%) interest of record in Instrument No. 20150901-0088691 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on September 01, 2015.

Being also known as 2922 Leatherwood Drive Nashville, Tennessee 37214.

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.

Rian L. Greenberg

Wendy L Greenberg

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rian L. Greenberg and Wendy L Greenberg, 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 8th day of June, 2020.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Linda L. Greenberg, Trustee

State of California
County of San Diego

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **LINDA L. GREENBERG, AS TRUSTEE OF TRUST A OF THE RONALD E. GREENBERG AND LINDA L. GREENBERG TRUST DATED NOVEMBER 6, 1990**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2020.

Notary Public
My Commission Expires: Oct 31/2022

RAMONA KHYROLOMOOR
COMM. #2260937
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 31, 2022

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2922 Leatherwood Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2922 Leatherwood Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 096-10-0-117.00

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