Karen Johnson Davidson County
Batch# 421517 DEEDWARR
06/19/2020 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $540.20
20200619-0065939

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203227

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 **$146,000.00** 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 17th day of June, 2020.

Notary Public State of Florida
Katrina J Allen
My Commission GG 312963
Expires 03/18/2023

Notary Public
My Commission Expires: 3/18/2030

WARRANTY DEED

THIS INDENTURE, made this 17th day of June, 2020, among:

NICOLE WELCH SMITH AND JAMES LOGAN SMITH, WIFE AND HUSBAND

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. 56 on the Plan of Hidden Hill of record in Plat Book 4860, Page 43, 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 Chasity Nicolle Welch Smith and James Logan Smith, wife and husband by Warranty deed from Dawn S. Taylor a single woman of record in Instrument No. 20140121-0005542 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 21, 2014.

Being also known as 4924 Shadowlawn Drive Hermitage, Tennessee 37076.

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.

Chasity N. Smith

Nicole Welch Smith

James Logan Smith

State of Florida
County of Seminole

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nicole Welch Smith and James Logan Smith, 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 17 day of June, 2020.

Katrina S. Allen

Notary Public
My Commission Expires: 3/18/2023

Notary Public State of Florida
Katrina J Allen
My Commission GG 312963
Expires 03/18/2023

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 4924 Shadowlawn Drive
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 4924 Shadowlawn Drive
City, State, Zip: Hermitage, TN 37076

Tax ID: 076-05-0-061.00

True Copy Certification

I, Tracey Boshears, 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, Tracey Boshears 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)

