Karen Johnson Davidson County
Batch# 427456 DEEDWARR
06/29/2020 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $518.00
20200629-0069827

| | |
|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20203194<br><br>**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 **$140,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Bradley Crawford<br>Affiant<br><br>Sworn to and subscribed before me this 26th day of June, 2020.<br><br>JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON<br><br>Notary Public<br>My Commission Expires: 5/15/2021 |

# WARRANTY DEED

**THIS INDENTURE**, made this 26th day of June, 2020, among:

**ASHLEY MUSHAMBA AND BRADLEY CRAWFORD**

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. 11 on the Plan of A Resubdivision of Lane Estates of record in Plat Book 4860, Page 65, 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 Ernest Crawford and wife, Gail Y. Crawford, by Warranty Deed from Roger L. Willitt and wife, Marcelle R, Willitt, of record in Book 6465, Page 379, Register's Office for Davidson County, Tennessee, dated December 28, 1984 and recorded on January 02, 1985.**

**Being the same property conveyed to Gail Y. Crawford by Quitclaim Deed from Ernest Crawford, of record in Book 10270, page 392, Register's Office for Davidson County, Tennessee, dated October 17, 1996 and recorded on November 25, 1996.**

**The said Gail Y. Crawford died testate on January 13, 2020, devising said property to Ashley Mushamb and Bradley Crawford pursuant to her Last Will and Testament Affidavit of heirship, dated June 25, 2020, has been recorded on June _29_, 2020, of record in Instrument No. 202006290069826 in the 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.

**Ashley Mushamba**

**Bradley Crawford**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ashley Mushamba and Bradley Crawford, 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 26th day of June, 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: 31 Benzing Road
City, State, Zip: Nahsville, TN 37013

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 31 Benzing Road
City, State, Zip: Nahsville, TN 37013

**Tax ID: 162-08-0-071.00**

# 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)

