Karen Johnson Davidson County
Batch# 429971 DEEDWARR
07/02/2020 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20200702-0071672

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203319

**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 **$365,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of June, 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 30th day of June, 2020, among:

**MUSIC CITY HOLDINGS, LLC**

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

**AND**

**BLAKE SENNETT**

including all 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".

**Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:**

**Being Lot No. 7 on the Plan of Happy Valley, Section A (not of record) described according to a survey made by E. J. Wilkinson dated April 19, 1941 and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated April 19, 1974, Job No. W2-4448-P as follows:**

**Beginning on the southerly margin of Riverwood Drive (formerly Williams Ferry Road) at**

**a point 475 feet east of the easterly margin of Cooper Lane, said point being the corner of Lot Nos. 6 and 7; thence with the line between two lots, southwardly 168.5 feet; thence eastwardly 75 feet to the corner of Lots No. 7 and 8; thence with the line between two lots, northwardly 165.5 feet to the southerly margin of Riverwood Drive; thence with said drive westwardly 75 feet to the beginning.**

**Being the same property conveyed to Brian Jackson, married and Angela Jackson, married by Deed from Elizabeth G. Henderson dated April 25, 2005 and filed of record in Instrument No. 20050513-0054340, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Brian Jackson and Angela Jackson, dated June 30, 2020, of record in Instrument No. 20200701-0071422, 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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

**Music City Holdings, LLC**

**BY:** _____
**Wyatt Tiffany, Authorized Signer**

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 Wyatt Tiffany, 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 an Authorized Signer of Music City Holdings and as such Authorized Signer, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 30th day of June, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Owner Name & Property Address:**

Name: Blake Sennett
Address: 1920 Riverwood Drive
City, State, Zip: Nashville, TN 37216

**Responsible Party For Taxes:**

Name: Blake Sennett
Address: 1021 Barwick Tr
City, State, Zip: Madison, TN 37115

**Tax ID: 72-4-335**

# 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)

