Karen Johnson Davidson County
Batch# 433722 DEEDWARR
07/09/2020 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $399.97
20200709-0074674

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203271

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 **$108,100.00;** 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 18th 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 18th day of June, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

WESNOTH PARTNERS, LLC

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".

Land in Davidson County, Tennessee, being Unit No. 157, Building K, on the plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal, property regime established by Master Deed of record in Book 6058, Page 320, said Register's Office for Davison County, Tennessee.

Being the same property conveyed to William Tickle, unmarried man by Warranty Deed from John W. Ashworth, Jr., individually and Rita Burgess and Naomi Ragsdale and John

Burgess, Sole Heirs of the Estate of R. Van Burgess of record in Instrument No. 20151026-0108772 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 26, 2015.

William Tickle having died on or about November 13, 2019. The Estate of William Tickle having been filed in the Probate Court for Davidson County, Tennessee, Docket No. 20P386.

Being the same property conveyed to Brett Higgins by Warranty Deed from Estate of William Lee Tickle, III of record in Instrument No. 20200603-0056765 Register's Office for Davidson County, Tennessee, dated May 28, 2020 and recorded on June 03, 2020.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Brett Higgins of record in Instrument No. 20200708-0074013 **Register's Office for Davidson County, Tennessee, dated** June 18, 2020 **and recorded on** July 8, 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 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

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized Signer*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signer*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signer***.

Witness my hand and official seal this 18th day of June, 2020.

_____
Notary Public
My Commission Expires: 3/13/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Wesnoth Partners LLC
Address: 2929 Selena Drive, K 157
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Wesnoth Partners LLC
Address: PO Box 101325
City, State, Zip: Nashville, TN 37224

Tax ID: 119-14-0A-157.00-CO

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)

