Karen Johnson Davidson County
Batch# 450237 DEEDWARR
08/05/2020 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $656.75
20200805-0086565

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203471

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 **$177,500.00;** 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 July, 2020

Notary Public
My Commission Expires: 5/15/2024

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

JANIS RITTERSBEEK

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, being part of Lot No. 22 on the Plan of Gatewood Section 1, as shown on plat of record in Book 3300, page 47-52, inclusive, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the westerly margin of Gates Road, at the corner of Lots No. 22 and 23; thence with the line between said lots, westerly 188.3 feet to a point; thence northerly 121 feet to a point in the southerly margin of Alta Loma Road; thence with the margin of same, easterly 162.2 feet to the beginning of a curve, which has a radius of 25

feet, southerly 37.5 feet to a point of the beginning. Included but EXCLUDED from this conveyance is a 15 foot by 132 foot strip of land in the northwesterly portion of said lot, bordering on Alta Loma Road, which was conveyed to State of Tennessee in Book 4046, page 586, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Devon J. Sutherland, married and Michele J. Burks, married by Warranty Deed from Ronald Elton Denton, Sr. and Rosemary L. Denton dated November 15, 2017 and filed of record in Instrument No. 20171120-0119184, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Devon J. Sutherland and Michele J. Burks, dated July 29, 2020, of record in Instrument No. 20200731-0084548, 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 July, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Janis Rittersbeek
Address: 301 Gates Rd
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: Janis Rittersbeek
Address: 824 Mesa Verde Place
City, State, Zip: Gallatin, TN, 37066

Tax ID: 034050009 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)

