Karen Johnson Davidson County
Batch# 468494 DEEDWARR
09/02/2020 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $906.50
20200902-0099890

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203631

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 **$245,000.00;** 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 28th day of August, 2020

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 28th day of August, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

JD HOMES 615 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".

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

Being a part of Lot No. 13 on the plan of Joywood Heights, Section 3, not of record , and also part of Jones Avenue, now closed as shown on said plan, described according to a survey of Parrish-Ragan, Inc. dated September 10, 1971 as follows: Beginning in the westerly margin of Jones Avenue, as now located, being 186.5 feet north of the curve intersection of said Jones Avenue and Capitol View Avenue; thence in a westerly direction 150 feet to a point in the line between Lots 14 and 13; said point being 250 feet north of the

northerly margin of Capitol View Avenue; thence with the northerly line between said Lots, 104 feet; thence South 81 degrees 45' east 190 feet to a point; thence southeasterly 33 feet to a point, the original centerline of old Jones Avenue; thence southerly along the center line 50 feet to a point in the westerly margin of Jones Avenue, as now located; thence southerly around a curve 115 feet to the point of beginning.

BEING the same property conveyed to Mira F. Gray, widowed and not remarried by Quitclaim Deed from Mira F. Gray, Successor Trustee of The Jasper C. Gray and Mira F. Gray Revocable Living Trust dated April 14, 2011 and filed of record in Instrument No. 20110429-0033029, Register's Office for Davidson County, Tennessee. Mira F. Gray died testate March 12, 2020.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from The Estate of Mira F. Gray, dated August 28, 2020, of record in Instrument No. 20200901-0098966, 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 28th day of August, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: JD Homes 615 LLC
Address: 2902 Jones Ave
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: JD Homes 615 LLC
Address: 100 TAYLOR ST. #B2
City, State, Zip: NASHVILLE, TN 37208

Tax ID: 60-12-112.01

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)

