Karen Johnson Davidson County
Batch# 487758 DEEDWARR
10/01/2020 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20201001-0113672

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203744

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 **$150,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Megan Crawford
Affiant

Sworn to and subscribed before me this 28th day of September, 2020

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/6/2021

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

JONATHAN U. ONYIRIUKA

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".

Being Lot No. 76 on the Revised Plan of Fisk Park, as of record in Book 2331, Page 114, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the south margin of Hammond Drive at the corner of Lots Nos. 76 and 59; thence with the line between said lots, southerly 91 feet to a monument at the corner of Lots Nos. 76, 59 and 75; thence with the line between lots Nos. 75 and 76, easterly 75 feet to an iron pin in the westerly margin of 23rd Avenue North; thence with the margin of the same, northerly 71 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.4 feet to a point in the southerly margin of Hammond Drive; thence with the margin of the same, westerly 55 feet to the point of beginning.

Being the same property conveyed to Albert P. Hudson and Willie Mae Hudson by Warranty Deed from Joe Henry Majors and wife, Christine L. Majors of record in Book 2964, Page 170, Register's Office for Davidson County, Tennessee, dated October 09, 1959 and recorded on October 12, 1959.

Willie Mae Hudson having since died predeceasing her husband, Albert P. Hudson. Albert P. Hudson having since died. Pursuant to Will Book MM Page 303, District Court Clerk of McCracken County, Kentucky, subject property was devised to Sheryl Denise Hudson and Paula Renee Hudson in equal shares.

NOTE: No death record has been located for Willie Mae Hudson. The Probate Estate of Albert P. Hudson was filed in McCraken County, Kentucky, we are unable to retrieve copies of this probate record. No Ancillary Probate was found filed for Albert P. Hudson in Davidson County, Tennessee.

Being the same property conveyed to Sheryl Denise Hudson and Paula Renee Hudson, in equal share by Executors Deed from Estate of Albert P. Hudson of record in Book 8959, Page 69, Register's Office for Davidson County, Tennessee, dated May 15, 1993 and recorded on May 26, 1993.

Being the same property conveyed to Sheryl Denise Thompson, fka Sheryl Denise Hudson by Quitclaim Deed from Paula Renee Arnell, fka Paula Renee Hudson of record in Book 9886, Page 255, Register's Office for Davidson County, Tennessee, dated September 07, 1995 and recorded on September 07, 1995..Note: This is a re-recording of Quitclaim Deed from Paula Renee Arnell, fka Paula Renee Hudson to Sheryl Denise Thompson, fka Sheryl Denise Hudson of record in Book 9787, Page 700, erroneously conveying Lot 75. Proper correction of said lot may not be notably clear and further correction may be required.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from The Estate of Albert P. Hudson, dated September 29, 2020, of record in Instrument No. 20201001-0113258, 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: _____

Mat Farmer, It's President

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***President*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***President*** 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 ***President***.

Witness my hand and official seal this 28th day of September, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Jonathan U. Onyiriuk
Address: 2301 Hammond Dr
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Jonathan U. Onyiriuk
Address: 60 S 8th St Apt 703
City, State, Zip: Brooklyn, NY 11249

Tax ID: 81-14-0-141.00

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)

