Karen Johnson Davidson County
Batch# 491960 DEEDWARR
10/08/2020 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $836.20
20201008-0117017

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203777

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 **$226,000.00;** 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 24th day of September, 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 24th day of September, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

HARRIS PROPERTIES, 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".

Tract I:
Being the South 25 feet of Lot No. 130 on the Map of McGavock's Second Addition, called the Town of McGavock, as of record in Book 21, Page 41, Registers Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the East side of 12th Avenue and runs back between parallel lines, 154 feet to an alley.

Tract II:

Being the Northerly 25 feet of lot No. 131 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Northerly 25 feet of lot No. 131 fronts 25 feet on the Easterly side of 12th Avenue North, formerly Florence Street, and extends back, between parallel lines, 154 feet to an alley.

Being the same property conveyed to Frank B. Turner and wife, Willie Mai Turner by Warranty deed from Addie Estella Norfleet of record in Book 2690, page 110, Register's Office for Davidson County, Tennessee, dated July 16, 1957 and recorded on July 17, 1957.

Being the same property conveyed to L. E Castleman, Trustee by Warranty deed from William W. Cunningham, Jr, and wife Glenda Faye Cunningham of record in Book 4740, page 816, Register's Office for Davidson County, Tennessee, dated August 11, 1973 and recorded on August 24, 1973.

Being a portion of the same property conveyed to Frank B. Turner and Willie Louise Radford by Quitclaim deed from Frank B. Turner of record in Instrument No. 20150826-0086524 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 26, 2015.

Being the same property conveyed to Connie K. Lewis Trustee by Quitclaim Deed from Frank B. Turner and Willie Louise Radford of record in Instrument No. 20180913-0090934, Register's Office for Davidson County, Tennessee, dated September 13, 2018 and recorded on September 13, 2018 and within the same deed the said Connie K. Lewis Trustee, conveyed his interest in the subject property to Frank B. Turner, a life estate interest with all remainder rights, title and interests to Willie Louise Radford

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Willie Louise Radford, unmarried, dated September 24, 2020, of record in Instrument No. 20200928-0111588 **, Register's Office for Davidson County, Tennessee.**

Being also known as 1602N N 12th Ave Nashville, TN 37208.

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 30th 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: Harris Properties, LLC
Address: 1602B N 12th Ave
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Harris Properties, LLC
Address: 1225 Davidson Rd
City, State, Zip: Nashville, TN 37205

Tax ID: 081-11-0-558.00

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)

