Karen Johnson Davidson County
Batch# 492133 DEEDWARR
10/08/2020 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,035.63
20201008-0117246

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203776 **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 **$279,900.00;** 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 7th day of October, 2020 Notary Public My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 7th day of October, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

BRAD CHELSTROM AND CHARLES PICKNEY

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".

Tract1

Certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 43 in Milter's Addition to East Nashville, as of record in Book 57, page 133, Register's Office for said County.
Said Lot No. 43 fronts 50 feet on the Easterly side of North Fifth Street and runs back between parallel lines, 170 feet to on alley.

Being the same property conveyed to Roscoe L. Wade and wife, Odessa Hight Wade by Warranty Deed from J. A. Webb and wife, Mary Catherine Webb of record in Book 2491, Page 62, Register's Office for Davidson County, Tennessee, dated January 27, 1956 and recorded on February 03, 1956. (Value or consideration shown in aforementioned deed $6,500.00.) Odessa Hight Wade predeceased her husband, having died on or about February 26, 2017. Roscoe Wade is now deceased having died on or about August 25, 2019. The Estate of Roscoe Wade remain open in the

Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 19PR1826.

Tract 2

Being a part of Lot No. 44 on the Plan of Miller's Addition to Edgefiled, now East Nashville, as of record in Book 57, page 133, Register's Office for Davidson County, Tennessee and described according to a survey made by Barge, Waggoner & Sumner, Engineers on September 27, 1961 as follows:

Beginning on an iron pin on the easterly margin of North Fifth Street at the common front corner of Lots No. 43 and 44 on the above plan; thence with the line between said lots, South 83 degrees 00' East 169.81 feet to the westerly margin of an alley; thence with the westerly margin of said alley, North 8 degrees 08' East 1.06 feet to an iron pin in the southerly margin of Cleveland Street, as relocated; thence with the margin of Cleveland Street, as relocated, North 66 degrees 02' West 154.00 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 17.00 feet, southeasterly 31.42 feet to an iron pin in the easterly margin of North Fifth Street; thence with the easterly margin of said Street, South 8 degrees 04' West 30.05 feet to the beginning.

Being the same property conveyed to Roscoe L. Wade and wife, Odessa V. Wade by Deed from The Nashville Housing Authority dated November 11, 1963 and filed of record in Book 3763, page 275, Register's Office for Davidson County, Tennessee. Odessa Hight Wade predeceased her husband, having died on or about February 26, 2017. Roscoe Wade is now deceased having died on or about August 25, 2019. The Estate of Roscoe Wade remain open in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 19PR1826.

Roscoe Wade has since died on August 25, 2019, vesting property in Roscoe David Wade pursuant to Roscoe L. Wade's Will probated in Nashville, Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Roscoe David Wade, dated October 7, 2020, of record in Instrument No. 20201008-0116960, 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 24th 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: Brad Chelstrom and Charles Pickney
Address: 825 N. 5th Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Brad Chelstrom and Charles Pickney
Address: 14160 Old Hickory Blvd
City, State, Zip: Antioch, TN 37013

Tax ID: 082-07-0-464.00

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)

