Karen Johnson Davidson County
Batch# 496499 DEEDWARR
10/15/2020 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20201015-0119977

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203889

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 **$190,000.00;** 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 13th day of October, 2020

Notary Public
My Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of October, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

MUNCHKIN MANAGEMENT, 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 the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being part of Lot No. 2 on the map of the Lands of K. J. Morris as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee and described according to a survey made by E. L. Miller, Jr & Co dated May 23, 1963 as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, said point being northwesterly 284.8 feet from the northwest corner of the property conveyed to Castleman

Construction Company Book 3533, page 41); thence south 23 degrees 55' West 250 feet; thence North 81 degrees 30' West 51.7 feet to an iron pin; thence North 11 degrees 00' East 268 feet to the southerly margin of Old Hickory Blvd; thence with the same, South 68 degrees 05' East 76.8 feet and south 66 degrees 05' East 33.2 feet to the beginning.

BEING the same property conveyed to Brittany Brown and Ladasha Green, as tenants in common by Warranty Deed from Chad Norrick and Kim Norrick dated August 21, 2015 and filed of record in Instrument No. 20150824-0085231, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed Music City Holdings, LLC by Warranty Deed from Brittany Brown and Ladasha Green, as tenants in common of record in Instrument No. 20201014-0119306, 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 13th day of October, 2020.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: ~~Wayne Seboa~~ Munchkin Management LLC
Address: 1297 Old Hickory Blvd W
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: ~~Wayne Seboa~~ Munchkin Management, LLC
Address: 1638 Valle Verde Dr
City, State, Zip: Brentwood TN 37027

Tax ID: 041 00006204

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)

