Karen Johnson Davidson County
Batch# 497515 DEEDWARR
10/16/2020 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,098.90
20201016-0120764

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203879 **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 **$297,000.00**, 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

SOARING ENTERPRISES INC
A Tennessee Corporation
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. 505 on the Plan of Merry Oaks, Section III of record in Book 2330. Page 47, Registers Office for said County.

Said Lot No. 505 fronts 192 feet on n the Southerly side of Cloverdale Road and runs back 367.8 feet on the Easterly line and 348 feet on the Westerly line which s a broken line to a dead line, on which it measures 148.3 feet

Being the same property conveyed to Ernest Niederhauser and wife, Adelaide F. Niederhauser by Installment deed from Ellis M. Murphy and wife, Collen M. Murphy of record in Book 2956, page 72, Register's Office for Davidson County, Tennessee, dated August 19, 1959 and

recorded on August 19, 1959.
The Said Ernest Niederhauser and wife, Adelaide F. Niederhauser conveyed her property with in the same to Ellis M. Murphy and wife, Collen M. Murphy.

The Said Ellis M. Murphy and wife, Collen M. Murphy is deceased.

Affidavit of Heirship recorded on March 12, 2009, in Instrument No. 20090312-0022541.

Being the same property conveyed to Blaine Murphy and wife, Dottie Lucille Murphy, as tenants by the entirety with right of survivorship by Quitclaim deed from Blaine Murphy of record in Instrument No. 20100604-0043500 Register's Office for Davidson County, Tennessee, dated June 04, 2010 and recorded on June 04, 2010.

Being the same property conveyed to The Twin Team LLC by Warranty deed from Blaine Murphy and Dottie Lucille Murphy of record in Instrument No. 20200928-0110882 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 28, 2020

Being the same property conveyed to Music City Holdings, LLC from The Twin Team LLC in Instrument No. 20201014-0119305 **Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on** October 14, 2020

Being also known as 2403 Cloverdale Road, Nashville, Tennessee 37214.

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 ~~9th~~ 13TH TPB 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: Soaring Enterprises INC
Address: 2403 Cloverdale Road
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Soaring Enterprises INC
Address: 4020 Jessica LN
City, State, Zip: Franklin TN 37064

Tax ID: 095-11-0-037.00

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)

