Karen Johnson Davidson County
Batch# 531418 DEEDWARR
12/11/2020 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20201211-0145931

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204136

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 **$415,000.00**; 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 30th day of November, 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 30th day of November, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

RAJA 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".

Land in Davidson County, Tennessee, being Lot No. 10, Block 1 on the Plan of Andrew Allison's Addition of record in Plat Book 161, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maxie d. Biener and Morris Kraft by Warranty deed from James a. Hamilton, Jr., Frances Hamilton Lansden and Marcella Hamilton Pollard, Being all the heirs at Lawof Frances Hall Hamilton, deceased of record in Book 5424, page 479, Register's Office for Davidson County, Tennessee, dated April 13, 1975 and recorded on April 20, 1975.

Being a portion of the same property conveyed to Bernard Zelinka by Quitclaim deed from Calvin A. Buchman, Morris Kraft and Marie D. Biener of record in Book 5769, page 337 Register's Office for Davidson County , Tennessee, dated July 10, 1981 and recorded on July 14, 1981.

Being the same property conveyed to Hampton Terrace Apartments, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Lee S. Kraft, as the sole surviving trustee of the Calvin a. Buchman Family Trust established under the Last will and Testament of Calvin A. Buchman: and Linda Bernstein and Edward Buchman, as the surviving trustees under the Buchman Family Orrevocable Trust, dated December 16, 2009, and any amendments thereto, Kenneth Randall Kraft, Elizabeth Rebecca Kraft and Rachel Suzanne Kraft Johnson, Co-Trustees of the Kenneth Randall Kraft Trust, established under the Last Will and Testament of Morris Kraft: and Kenneth Randall Kraft and Nancy Faye Kraft Galbut, Co-Trustees of the Nancy Faye Kraft Galbut Trust, established under the Last Will and Testament of Morris Kraft: and Keith Ryan Kraft and Patricia Sue Kraft Krizelman, and Rita Susan Biener Khalsa, Gail Biener Preston Wales and Anita Ruth Biener Howards of record in Instrument No. 20180105-0001530 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on January 05, 2018.

Being the same property conveyed to Three Beans Properties, a Tennessee General Partnership by Warranty deed from Hampton Terrace Apartments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190114-0003363 Register's Office for Davidson County, Tennessee, dated January 09, 2019 and recorded on January 14, 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Three Beans Properties, a Tennessee General Partnership, dated November 30, 2020, of record in Instrument No. 20201208-0142731, Register's Office for Davidson County, Tennessee.

Being also known as 1303 Woodland Street Nashville, Tennessee 37206.

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 30th day of November, 2020.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: RAJA Properties LLC
Address: 1303 Woodland Street
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: RAJA Properties LLC
Address: 132 Shorecrest Circle
City, State, Zip: Hendersonville, TN 37075

Tax ID: 083-09-0-153.00 CO

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)

