Karen Johnson Davidson County
Batch# 539316 DEEDWARR
12/21/2020 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20201221-0151054

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20204226 **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 **$225,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 18th day of December, 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 18th day of December, 2020, among:

SHIRLEY J. LAMERS, A LIFE ESTATE INTEREST AND CAROL CADY, JULIA HARPER AND JANET WHITE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC, a Texas Limited Liability Company

, their trustees, executors, 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 Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 21 on the Plan of Hermitage Hills Addition to Section IV, as shown on plat of record in Book 3842, page 128, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Ralph C. Lamers and wife, Betty J. Lamers by Deed from Jones Lumber Company, Inc. dated May 2, 1968 and filed of record in Book 4233, page 853, Register's Office for Davidson County, Tennessee. Betty J. Lamers having since died leaving Ralph C. Lamers as surviving tenant by the entirety. Ralph C. Lamers having died testate on July 6, 2020 devising said property to Shirley J. Lamers, a life estate interest and Carol Cady, Julia Harper and Janet White as evidenced by Last Will and Testament of Ralph Conrad Lamers of record in the Fifth Circuit Court for Davidson County, Tennessee, Docket No. 20P1371.

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 have executed this instrument on the date first above written.

Janet White

Janet White

State of ~~Tennessee~~ Georgia
County of Catoosa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Janet White, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2020.

Christy Powers

Notary Public
My Commission Expires: 4-1-23

CHRISTY POWERS NOTARY PUBLIC CATOOSA COUNTY, GA MY COMMISSION EXPIRES APRIL 1, 2023

202012210151054

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Shirley J. Lamers

Shirley J. Lamers

Carol Lamers

Carol Lamers

Julia Harper

Julia Harper

KIERA CAZEL ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/30/2024
WILSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Shirley J. Lamers, Carol Lamers, and Julia Harper, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2020.

Kiera Cazel Roberton

Notary Public
My Commission Expires: 10-30-24

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 116 Aloha Court
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 116 Aloha Court
City, State, Zip: Hermitage, TN 37076

Tax ID: 075-13-0-231.00

True Copy Certification

I, **Nick Harris**, 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, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

