Karen Johnson Davidson County
Batch# 544593 DEEDWARR
01/04/2021 12:46:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20210104-0000618

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204275

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 **$220,000.00;** 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 28th 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 28th day of December, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

SOARING ENTERPRISES INC.

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".

TRACT 1

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 803 on the Map of Cloverhill Subdivision, Section X as of record in Book 2331, page 57, 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 William H. Etter and wife, Dorothy Jean Etter by Deed from Billy Lee Tubb and Myra Tubb dated April 1, 1960 and filed of record in Book 3035, page 271, Register's Office for Davidson County, Tennessee. William H. Etter having died on or about August 5, 2003 leaving property vested in Dorothy Jean Etter as surviving tenant by the entirety. Dorothy Jean Etter having died intestate March 16, 2013 leaving subject property vested in her heirs, William H. Etter, Jr. and Lori Jeane Purdom as shown by Order for Intestate Administration of record in the Seventh Circuit Court of Davidson County, Tennessee Docket No. 13P1418. Reference is also made to Affidavit of Heirship of record in Instrument No. 20130506-0045378, Register's Office for Davidson County, Tennessee.

Said William H. Etter, Jr having since died intestate on or about September 7, 2020 leaving property vested in Lori Nichols as evidenced by Affidavit of Heirship of record in 20201222-0152481, said Register's Office.

TRACT 2

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being part of Lot 802, on the Plan of Cloverhill Subdivision, as shown on plat of record in Plan Book 2331, page 57, Register's Office for Davidson County, Tennessee being more particularly described as follows:
Beginning at a point on the westerly margin of Philwood Drive, said point being the northeasterly corner of Lot 803; thence in a westerly direction South 84 degrees 55' West 183 feet to a point; thence in a northerly direction 20 feet to a point, being the southwesterly corner of Lot 802; thence along the southerly margin of Lot 802 South 88 degrees 49' East, 183.32 feet to the point of beginning, and containing .41, more or less.

BEING the same property conveyed to W. H. Etter by Warranty Deed from Carroll Lynn Ward and Betty Elmore Ward dated August 31, 1972 and filed of record in Book 4633, page 918, Register's Office for Davidson County, Tennessee. William H. Etter having died on or about August 5, 2003 leaving property vested in his heirs, Dorothy Jean Etter, William H. Etter, Jr. and Lori Jeane Purdom as evidenced by Affidavit of Heirship of record in 20201222-0152483, said Register's Office. Dorothy Jean Etter having died intestate March 16, 2013 leaving subject property vested in her heirs, William H. Etter, Jr. and Lori Jeane Purdom as shown by Order for Intestate Administration of record in the Seventh Circuit Court of Davidson County, Tennessee Docket No. 13P1418. Reference is also made to Affidavit of Heirship of record in Instrument No. 20130506-0045378, Register's Office for Davidson County, Tennessee.

Said William H. Etter, Jr having since died intestate on or about September 7, 2020 leaving property vested in Lori Nichols as evidenced by Affidavit of Heirship of record in 20201222-0152481, said Register's Office.

Lori Jean Purdom has since married and is now known as Lori Nichols.

BEING the same property conveyed to Music City Holdings LLC, a Texas limited liability company from Lori Nichols by Warranty Deed of Record December 30, 2020 in Instrument No. 20201230-0154817 , 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 28th day of December, 2020.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-20-20

Owner Name & Property Address:

Name: Soaring Enterprises Inc.
Address: 622 Philwood Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Soaring Enterprises Inc.
Address: 4020 Jessica Lane
City, State, Zip: Franklin, TN 37064

Tax ID: 096-11-0-091.00

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

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY