Karen Johnson Davidson County
Batch# 547873 DEEDWARR
01/06/2021 10:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,420.80
20210106-0002332

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20204280 **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 **$384,000.00;** 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 31st 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 31st day of December, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

HOME SOLUTIONS GROUP LLC
A NEVADA LIMITED LIABILITY COMPANY

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

Being part of Lot No. 7 on the Plan of William White Lands, as of record in Plan Book 1, page 115, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of Lischey Avenue, at a point 285 feet North of the southerly line of said Lot Number 7; thence with the easterly margin of said Avenue, northwardly 100 feet; thence at right angle eastwardly 165 feet; thence parallel with said Avenue, southwardly 100 feet; thence westwardly 165 feet to the beginning.

BEING the same property conveyed to Alexandra Green and Laura Lester by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee for MLMI Trust Series 2007-MLNI dated September 28, 2010 and filed of record in Instrument No. 20101022-0084927, Register's Office for Davidson County, Tennessee. And further conveyed to Alexandra Green, Laura Lester and David Mark Green by Quitclaim Deed dated June 22, 2011 and filed of record in Instrument No. 20110624-0048488, said Register's Office.

BEING the same property conveyed to Music City Holdings, LLC a Texas limited liability company by Warranty Deed from Alexandra Green, Laura Lester and David Mark Green, Register's Office for Davidson County, Tennessee. dated December 31, 2020 and filed of record in Instrument No. 20210105-0001183 **said Register's Office.**

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 31st day of December, 2020.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2

Owner Name & Property Address:

Name: Home Solutions Group LLC
Address: 1319 Lischey Ave
City, State, Zip: Nahville, TN 37207

Responsible Party For Taxes:

Name: Home Solutions Group LLC
Address: 6688 Nolensville Rd STE 108-50
City, State, Zip: Brentwood TN 37027

Tax ID: 071-15-0-252.00

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