Karen Johnson Davidson County
Batch# 548164 DEEDWARR
01/06/2021 12:40:30 PM 4 pgs
Fees: $23.00 Taxes: $680.80
20210106-0002701

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|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20204189<br><br>**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 **$184,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 10th day of December, 2020<br><br>Notary Public<br>My Commission Expires: 5/15/2024 |

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# WARRANTY DEED

**THIS INDENTURE**, made this 10th day of December, 2020, among:

**MUSIC CITY HOLDINGS, LLC**

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

**AND**

**IAN H. RATLIFF**

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 Lot No. 33 on the plat of Section II, Cloverhill Subdivision, as shown on plat of record in Book 2133, page 46, 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 Charles Franklin Sharpe, Jr. and wife, Joyce S. Sharpe by Warranty Deed from Charles F. Sharpe dated July 5, 1973 and filed of record**

**in Book 4726, page 109, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Joyce S. Sharpe, unmarried dated December 10, 2020, of record in Instrument No. 20201216-0148495, 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 10th day of December, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

**Owner Name & Property Address:**

Name: Ian H. Ratliff
Address: 2941 Ironwood Drive
City, State, Zip: Nashville, TN 37214

**Responsible Party For Taxes:**

Name: Ian H. Ratliff
Address: 3007 Jenry Drive
City, State, Zip: Nashville, TN 37214

**Tax ID:** 096-06-0-189.00

# 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)

