Karen Johnson Davidson County
Batch# 548907 DEEDWARR
01/06/2021 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $854.70
20210106-0002858

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204114

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 **$231,000.00**; 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 20th day of November, 2020

Notary Public
My Commission Expires: 5/13/2021

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WHITE COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 20th day of November, 2020, among:

MUSIC CITY HOLDINGS, LLC

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

AND

SUNVALLEY 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".

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

Being Lot No. 4 on the Resubdivision of Lots 4 and 5, Section One, Blair Heights, a plat of which is of record in Book 6050, page 489, 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 Siegfried H. Stein by Quitclaim Deed from Ruby J.

Stein filed of record in Book 5401, page 779, Register's Office for Davidson County, Tennessee. And further conveyed to Siegfried H. Stein and Brenda E. Wallace by Quitclaim Deed dated March 18, 2004 and filed of record in Instrument No. 20040319-0031181, Register's Office for Davidson County, Tennessee. Brenda E. Wallace having died leaving Siegfried H. Stein as surviving tenant by the entirety. Siegfried H. Stein having died on or about December 26, 2019.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from The Estate of Siegfried H. Stein, dated November 20, 2020, of record in Instrument No. 20201130-0139058 **, 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: _____
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 20th day of November, 2020.

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

COUNTY OF WILLIAMSON
JOSEPH WHITE
NOTARY PUBLIC
STATE OF TENNESSEE

Owner Name & Property Address:

Name: SunValley Properties, LLC
Address: 804 Vantrease Road
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: SunValley Properties, LLC
Address: 6770 Bly Tree Road
City, State, Zip: College Grove / TN / 37046

Tax ID: 51-3-37

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)

