Karen Johnson Davidson County
Batch# 561683 DEEDWARR
01/26/2021 03:08:30 PM 7 pgs
Fees: $38.00 Taxes: $370.00
20210126-0011713

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204126

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 **$100,000.00** 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 25th day of January, 2021.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 25th day of January, 2021, among:

CLAUDIA C. ARCHER AND HERBERT C. WILLIAMS, JR. AND MICHAEL F. WILLIAMS AND TERESA M. VALENTINE AND TERRY T. WILLIAMS AND ANDREW S. WILLIAMS, SR. AND KELLY M. STAGGS AND MARY GRACE BROYLES

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

AND

MUSIC CITY HOLDINGS, LLC

of Davidson County, Tennessee, 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".

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Beverly Heights, Section II of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 70 feet on the East side of Hopedale Drive and runs back 205

feet on the Northerly line and 203.2 feet on the Southerly line to a dead line on which it measures 57.3 feet.

Being the same property conveyed to Herbert C. Williams and wife, Mary C. Williams by Warranty deed from Joe H. Luther, Jr and wife, Ardis O. Luther of record in Book 3028, page 57, Register's Office for Davidson County, Tennessee, dated January 26, 1960 and recorded on February 08, 1960. Being also known as 4820 Hopedale Drive Nashville, Tennessee 37211.

Mary C. Williams having since died on August 5, 2005, leaving the property to Herbert C. Williams as surviving Tenant by the Entirety. Herbert C. Williams having since died on May 29, 2018, leaving the property to Claudia C. Archer and Herbert C. Williams, Jr. and Michael F. Williams and Teresa M. Valentine and Terry T. Williams and Andrew S. Williams, Sr. and Kelly M. Staggs and Mary Grace Broyles, heirs at law.

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.

Teresa M. Valentine

Kelly M. Staggs

Herbert C. Williams, Jr.

Terry T. Williams

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Teresa M. Valentine, Kelly M. Staggs, Herbert C. Williams, Jr., Terry Williams, 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 25th day of January, 2021.

ERICA LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 7/17/24

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

Claudia C. Archer

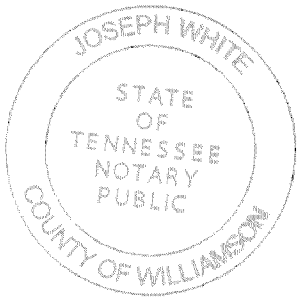
Andrew S. Williams, Sr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Claudia C. Archer and Andrew S. Williams, Sr., 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 25th day of January, 2021.

Notary Public
My Commission Expires: 5/15/2021



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

Michael F. Williams

Michael F. Williams

State of Missouri
County of St. Louis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael F. Williams, 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 12 day of December, 2020.

Christine Mikesell
Notary Public
My Commission Expires: 1/23/2024

CHRISTINE MIKESELL
Notary Public, Notary Seal
State of Missouri
Franklin County
Commission # 20123474
My Commission Expires 01-23-2024

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

Mary Grace Broyles By Teresa Valentine, attorney in fact

Mary Grace Broyles by Teresa Valentine, attorney in fact

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Teresa Valentine, 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, and who further acknowledged that such person is the attorney-in-fact of **Mary Grace Broyles,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2021.

ERIC SCOTT LEYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 7/17/21

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 4820 Hopedale Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 4820 Hopedale Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 147-04-0-013.00

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)

