Karen Johnson Davidson County
Batch# 613248 DEEDWARR
04/13/2021 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $769.60
20210413-0048853

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214805 **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 **$208,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Megan Crawford Affiant Sworn to and subscribed before me this 9th day of April, 2021 JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON Notary Public My Commission Expires: 5/15/2021

WARRANTY DEED

THIS INDENTURE, made this 9th day of April, 2021, among:

MUSIC CITY HOLDINGS, LLC

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

AND

FLIPPIN HOS, 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 the south parts of Lot Nos. 24 and 28, Inclusive: the southeast part of Lot No. 23, the north 10 feet of Lot No. 30 and all of Lot No. 29, of Block "A" on the Map of Highland Park, as of record in Book 974, page 33, Register's Office for Davidson County, Tennessee, and shown in an unregistered copy of a survey made by ER Southgate under date of May 22, 1946 and described as follows:

Beginning at a point in the westerly margin of Highland Drive 150 feet south of the southerly margin of Ben Allen Road, said point being 30 feet north of the common corner of Lots Nos. 28 and 29; thence westerly, parallel to the north line of Lot No. 29 and 30 feet north of same, 150 feet to a point in Lot No. 23; thence southerly, approximately parallel to the line between Lots 23 and 24, 30 feet to the north line of Lot No. 29; thence westerly 21 feet to the corner of Lots 23, 29, 16 and 17; thence southerly, along the west line of Lots Nos. 29 and 30, 35 feet to a point which is 10 feet south of the line between Lots 29 and 20; thence easterly 171 feet to the westerly margin of Highland Drive; thence with the margin of same, northerly 65 feet to the beginning.

Being the same property conveyed to LJS Properties LLC, a Tennessee limited company by Warranty Deed from Kimberly D. Lewis dated January 28, 2021 and filed of record in Instrument No. 20210201-0014470, Register's Office for Davidson County, Tennessee.

Included in the above described tract, but expressly EXCLUDED from this conveyance is portion of property conveyed to Leslie L. Allen, Jr and wife, Jessie Bea Allen in deed dated May 31, 1988 and filed of record in Book 7579, page 592, said Register's Office to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from LJS Properties, LLC, a Tennessee Limited Liability Company, dated April 9, 2021, of record in Instrument No. 20210412-0048487, 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 9th day of April, 2021.

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

Owner Name & Property Address:

Name: Flippin Hos, LLC
Address: 2914 Highland Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Flippin Hos, LLC
Address: 83-37 St James Ave, Apt 5D
City, State, Zip: Elmhurst, NY 11373

Tax ID: 60-12-12

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)

