Karen Johnson Davidson County
Batch# 635921 DEEDWARR
05/13/2021 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20210513-0064992

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214984

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 **$265,000.00;** 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 10th day of May, 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 10th day of May, 2021, among:

MUSIC CITY HOLDINGS, LLC

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

AND

KP CAPITAL 4 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 the 10th, formerly 20th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being a part of a tract known as the H. S. Freeman land as shown on the plan of record in Book 332, page 58, Register's Office for Davidson County, Tennessee and being known as Tract 4 on the plan of the Subdivision of said tract of Freeman Heirs and described according to a survey made by John Kohl, Surveyor, dated August 30, 1977 as follows:

Beginning at a point in the center line of Freeman Hollow Road as established by deed to

Davidson County of record in Book 2445.page 438, said Register's Office at the common corners of Tract 3 and 4; thence with the line between said Tract 3 and 4, North 22 degrees 45' West, 958 feet to a point; thence North 80 degrees 30' West, 275 feet to a point; thence with the line between Tract 4 and 5 South 23 degrees 45' East 1,061 feet to the center line of Freeman Hollow Road; thence with the center line of Freeman Hollow Road; thence with the center line of said road North 78 degrees 30' East, 225 feet to the point of beginning, containing 5.1 acres, more or less.

Being the same property conveyed to Brady Development Group, LLC a Texas limited liability company by Warranty Deed from New Spring Construction, LLC a New Jersey limited liability company dated September 3, 2019 and filed of record in Instrument No. 20190909-0090854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Brady development Group, LLC, a Texas Limited Liability Company, dated May 10, 2021, of record in Instrument No. 20210512-0063947, 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 May, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Owner Name & Property Address:

Name: KP Capital 4, LLC
Address: 3347 Freeman Hollow Road
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: KP Capital 4, LLC
Address: 9525 Fravale Ln
City, State, Zip: Brentwood, TN 37027

Tax ID: 011-00-0-045.00

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)

