Karen Johnson Davidson County
Batch# 649374 DEEDWARR
06/04/2021 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20210604-0075051

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067
File No. 20215119

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 **$190,000.00;** 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 28th day of May, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

WARRANTY DEED

THIS INDENTURE, made this 28th day of May, 2021, among:

DEBORAH JEAN STAFFORD, *by and through its duly appointed attorney-in-fact,*

including all heirs, successors and/or assigns (the "**Grantor**")

AND

Music City Holdings, LLC, a Texas Limited Liability Company

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. 2, Unit No. A, together with the appurtenant interest in the common elements of Spring Valley Townhomes, a horizontal property regime established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No.

20020620-0074691 as amended in Instrument No. 20021218-0156201 and further amended and modified in Instrument No. 20050415-0042354 and 20050607-0065030, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Site Plan of record as Exhibit "A-1" to the said Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020620-0074691, as amended in in Instrument Nos. 20021218-0156201 and 20050415-0042354 and 20050607-0065030, said Register's Office.

BEING the same property conveyed to Deborah Jean Stafford by Warranty Deed from Steve Hulen and wife, Janice Hulen dated July 22, 2005 and filed of record in Instrument No. 20050805-0092233, Register's Office for Davidson County, Tennessee.

James Kropp Irwin joins in executing this deed, conveying any martial interest he may have in said property.

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 by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument Nos: 202106040075049 & 202106040075050, in the aforementioned Registers Office.

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

Deborah Jean Stafford by Kathryn Irwin Toungette, attorney in fact

Deborah Jean Stafford by Kathryn Irwin Toungette, Attorney in Fact

James Kropp Irwin by Kathryn Irwin Toungette, attorney in fact

James Kropp Irwin by Kathryn Irwin Toungette, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn Irwin Tonguette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deborah Jean Stafford and James Kropp Irwin, and who acknowledged that she executed the same as the free act and deed of said Deborah Jean Stafford and James Kropp Irwin.

Witness my hand and official seal this 28th day of May, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 7717A Sawyer Brown Rd.
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 7717A Sawyer Brown Rd.
City, State, Zip: Nashville, TN 37221

Tax ID: 128-07-0B-001.00-CO

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: 4/27/2025

Notary' Seal (if on paper)

