Karen Johnson Davidson County
Batch# 653089 DEEDWARR
06/09/2021 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20210609-0077603

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214955 **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 **$470,000.00** 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 27th day of May, 2021. Notary Public My Commission Expires: 4/27/2025

STATE OF TENNESSEE NOTARY PUBLIC JOSEPH WHITE COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INDENTURE, made this 27th day of May, 2021, among:

MIDDLE TN INVESTMENTS LLC

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

AND

ALIGNED REALTY, LLC

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".

Being Lot No. 9 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 and 16 inclusive in Stratton and Seymour's Addition to Edgefield of record in plat of record in Plat book 57, page 137, rd to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Richard D. Hester and Ray W. Hester by Warranty deed from The Entity, LLC of record in Instrument No. 20070622-0074662 Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 22, 2007.

Being the same property conveyed to Ray W. Hester, a married man by Warranty deed from Richard D. Hester, a married man of record in Instrument No. 20100603-0042949 Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on June 03, 210.

Being the same property conveyed to Richard D. Hester, unmarried by Quitclaim deed from Ray W. Hester, a married man of record in Instrument No. 20121228-0119861 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on December 28, 2012.

Being the same property conveyed to Hidden Trail Properties, LLC, a TN limited liability company by Warranty deed from Richard D. Hester, unmarried of record in Instrument No. 20201113-0134330 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 13, 2020.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Hidden Trail Properties LLC, a Tennessee limited liability company of record in Instrument No. 20210311-0032272 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 11, 2021.

Being the same property conveyed to Middle TN Investments LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210322-0037716 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 22, 2021.

Being also known as 1001 Mansfield Avenue Nashville, Tennessee 37206.

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.

Middle TN Investments, LLC

BY: _____

Brian Benton, Member

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 Brian Benton, 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 a Member of Middle TN Investments, LLC and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this ~~26th~~ 27th day of May, 2021.

_____
Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Aligned Realty, LLC
Address: 1001 Mansfield Avenue
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Aligned Realty, LLC
Address: 2109 Early Ave
City, State, Zip: Nashville, TN 37206

Tax ID: 082-08-0-400.00

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: 4/27/2025

Notary' Seal (if on paper)

