Name and Address of New Owner:
Music City Holdings, LLC
405 Autumn Knoll Court
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 663879 DEEDWARR
06/24/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $760.35
20210624-0085788

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08608000300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samuel Serrano**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 161, Phase 3 on the Plan of Jackson's Retreat, of record in Book 5200, Page 517 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Samuel Serrano, married by Warranty Deed from George F. Henry and wife, Tracy A. Henry dated June 29th 2000 and recorded July 6th 2000 of record in Instrument No. 20000706-0067036 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Samuel Serrano by order of Divorce Decree in Docket No. 2020-DV 93 filed in General Sessions Court of Wilson County, Tennessee dated October 24, 2019 and filed of record in Instrument No. 202106240085787, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 405 Autumn Knoll Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19 day of June, 2021.

Samuel Serrano (SEAL)
Samuel Serrano

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ WILL

On this 19 day of June, 2021, before me personally appeared Samuel Serrano, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of June, 2021.

Notary Signature
My commission expires: 1-13-2024

MAUREEN DRAPER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 13, 2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 19th day of June, 2021.

Notary Public
My commission expires: 4/27/2025
File No. 20-1070

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: 4/27/2025

Notary' Seal (if on paper)

