Karen Johnson Davidson County
Batch# 669848 DEEDWARR
07/01/2021 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,889.31
20210701-0089577

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215136

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 **$510,623.00;** 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 28th day of June, 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 June, 2021, among:

MUSIC CITY HOLDINGS, LLC

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

AND

DAVID A. PEIFFER AND RACHEL PEIFFER

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 Northerly 63.5 feet of Lot No. 13 on the plan of Olivia W. Sharpe's Addition to Nashville, of record in Book 332, page 17, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said part of Lot No. 13 front 63.5 feet on the easterly side of Benson Avenue and runs back

between parallel lines, with the southerly margin of Estella Avenue, 175 feet, more or less, to an alley.

BEING the same property conveyed to Kimberly A. Spicer by Quitclaim Deed from Johnny B. Spicer, Jr. dated May 8, 1992 and filed of record in Book 8625, page 433, Register's Office for Davidson County, Tennessee. Kimberly Spicer having since died testate on or about March 23, 2017 devising subject property to Roselyn Ann Spicer Martin as evidenced by Last Will and Testament of record in The Seventh Circuit Court for Davidson County, Tennessee, Docket No. 18P-27 and also of record in Instrument No. 20180118-0005511, 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 Roselyn Ann Spicer Martin, unmarred, dated June 14, 2021, of record in Instrument No. 20210615-0080586, 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: _____

Wyatt Tiffany, Authorized Signer

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 Wyatt Tiffany, 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 an Authorized Signer of Music City Holdings and as such Authorized Signer, he is authorized to execute this instrument on its behalf.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

Owner Name & Property Address:

Name: David A. Peiffer
Address: 717 Benson Street
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: David A. Peiffer
Address: 1601 Jones Ave
City, State, Zip: Nashville, TN 37207

Tax ID: 083-06-0-231.00

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 28, 2021.

Date

Affiant Signature

7/1/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

My Commission Expires: 4/27/2025

Date

Notary's Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON