Karen Johnson Davidson County
Batch# 672661 DEEDWARR
07/08/2021 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,056.35
20210708-0091789

| This Instrument Prepared By and Returned To: | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$285,500.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. |
|---|---|
| Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20215354 | Affiant<br>Sworn to and subscribed before me this 29th day of June, 2021<br>Notary Public<br>My Commission Expires: 4/27/2025 |
| **After Recording Return To The Above.** | |

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# WARRANTY DEED

**THIS INDENTURE**, made this 29th day of June, 2021, among:

**MUSIC CITY HOLDINGS, LLC**

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

**AND**

**HILL AND SONS, 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 Davidson County, Tennessee, and described as follows, to-wit:**

**Being Lot No. 279 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.**

**BEING the same property conveyed to Monetha R. Reaves and Kathryn Ann Hinton by Warranty Deed from Lawrence G. Warren and wife, Kathryn B. Warren dated August 24,**

**1978 and filed of record in Book 5333, page 774, Register's Office for Davidson County, Tennessee. Kathryn Ann Hinton having died intestate on or about February 26, 2016 leaving property vested in Melba Sewell as evidenced by Affidavits of Heirship of record in Instrument No. 20210701-0089625 and 20210701-0089626, said Register's Office.**

**Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Monetha Reaves and Melba Sewell, dated June 29, 2021, of record in Instrument No. 20210701-0089627, 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 29th day of June, 2021.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Owner Name & Property Address:**

Name: Hill and Sons, LLC
Address: 616 Albany Dr
City, State, Zip: Hermitage, TN 37076

**Responsible Party For Taxes:**

Name: Hill and Sons, LLC
Address: 5248 Rustic Way
City, State, Zip: Old Hickory, TN 37138

**Tax ID:** 075-08-0-039.00

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 29, 2021.

Date

Affiant Signature

7/7/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th 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