Karen Johnson Davidson County
Batch# 672735 DEEDWARR
07/08/2021 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20210708-0091891

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 **$210,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215333	Affiant Sworn to and subscribed before me this 30th day of June, 2021 Notary Public 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 30th day of June, 2021, among:

MUSIC CITY HOLDINGS, LLC

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

AND

KP CAPITAL 4 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 the 10th Civil District of Davidson County, Tennessee, and described according to a survey made January 3, 1927, by Erle Drake, County Surveyor, as follows:

Beginning at a point in E.R. Cunningham's northern boundary line, the southeast corner of a small tract of land conveyed to W. R. Stephens (Book 774, page 449, RODCT); thence, North 26 degrees West, with said W. H. Stephens eastern boundary line, 160 feet to a point; thence, easterly 80 feet to a point; thence southerly 175 feet to a point in said E. T. Cunningham's line; and thence, North 88 degrees West with his northern boundary line,

55 feet to the beginning.

Being the same property conveyed to George H. Choate by Deed from Robert Halton Garrett and Norma Gail Garrett dated July 30, 1993 and filed of record in Book 9047, page 190, Register's Office for Davidson County, Tennessee. And further conveyed to George H. Choate and wife, Melony A. Choate by Quitclaim Deed dated August September 20, 1993 and filed of record in Book 9100, page 851, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from George H. Choate and wife, Melony A. Choate, dated June 30, 2021, of record in Instrument No. 20210706-0090920, 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 30th 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: Richard Peoples
Address: 209 W Cedar St
City, State, Zip: Goodlettsville, TN 37072

Responsible Party For Taxes:

Name: Richard Peoples
Address: 4627 Benbrook Rd
City, State, Zip: Nashville, TN 37215

Tax ID: 025-04-0-017.00

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 30, 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)

