Karen Johnson Davidson County
Batch# 680148 DEEDWARR
07/20/2021 01:33:30 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20210720-0097371

Name and Address of New Owner:
Music City Holdings, LLC
5333 Whites Creek Pike
Whites Creek, TN 37189

Send Tax Bills To:
Music City Holdings, LLC
Same as above

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 022 00 0 225.00

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, **Christopher A. Miller and Andrea V. Miller, a married couple**, "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 a tract of land lying in the 1st Civil Councilmatic District of Davidson County, Tennessee, and being Parcel 225 of Tax Map 22 and being Lot 1, Gardner's One Lot Subdivision as of record in Book 8250, Page 635, Register's Office for Davidson County, Tennessee. and being more particularly described as follows:

Beginning at an iron pin set, said pin being the Easterly right of way of Whites Creek Pike (U.S. 431) and being the Southwest corner of the Nelson R. Gardner, et ux property as of record in Book 5126, Page 883, Register's Office for Davidson County, Tennessee. and said pin being the Northwest corner of the herein described tract; thence, with the Gardner Property the following bearings and distances: Thence, North 83 degrees 48 minutes 50 seconds East, 236.64 feet to an iron pin set; Thence North 87 degrees 37 minutes 31 seconds East, 237.54 feet to an iron pin set; Thence North 67 degrees 00 minutes 50 Seconds East 170.96 feet to a point in the creek, said point being the westerly of the David R. Wade, III property as of record in Book 6641, Page 862. Register's Office for Davidson County, Tennessee; Thence, with the said Wade property the following bearings and distances; Thence, South 26 degrees 54 minutes 59 seconds West, 295.00 feet to an iron pin set; Thence, South 80 degrees 38 minutes 30 seconds West 75.27 feet to an iron pin set; Thence, South 86 degrees 01 minutes 07 seconds West, 198.19 feet to an pin set; Thence, North 83 degrees 48 minutes 50 seconds East, 236.64

feet to an iron pin set; Thence, North 87 degrees 37 minutes 31 seconds East, 237.54 feet to an iron pin set; Thence, North 67 degrees 00 minutes 50 seconds East, 170.96 feet to a point in the creek said point being the westerly of the David R Wade, III property as of record in Book 6641, Page 862 Register's Office for Davidson County, Tennessee; Thence, with the said Wade property the following bearings and distances; Thence, South 26 degrees 54 minutes 59 seconds West, 295.00 feet to an iron pin set; Thence, South 80 degrees 38 minutes 30 seconds West, 75.27 feet to an iron pin set; Thence, South 86 degrees 01 minutes 07 seconds West, 198.19 feet to an pin set; Thence, North 89 degrees 11 minutes 02 seconds West 253.06 feet to an iron pin set in the said Easterly right of way; Thence with the said Easterly right of way along a curve to the right having a radius of 1318.85 feet, a delta of 02 degrees 15 minutes 34 seconds, for an arc length of 52.01 feet to the point of beginning, containing 2.03 acres, more or less.

Being the same property conveyed to Christopher A. Miller and Andrea V. Miller, married, by Cash Deed from Alphonso Jackson, Secretary of housing and urban Development, of Washington, D. C., of record in Instrument No. 20060808-0097114, in the Register's Office of Davidson County, Tennessee, dated August 01, 2006 and recorded on August 08, 2006.

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 15th day of July, 2021.

_____ (SEAL)
Christopher A. Miller

_____ (SEAL)
Andrea V. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of July, 2021, before me personally appeared Christopher A. Miller and Andrea V. Miller, 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 15th day of July, 2021.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $200,000.00, 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
15th day of July, 2021.

Notary Public
My commission expires:
File No. 2021-2991

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on July 15, 2021 (date of document).

Affiant Signature

7-15-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of July, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)