Karen Johnson Davidson County
Batch# 680827 DEEDWARR
07/21/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210721-0097947

Name and Address of New Owner:
Music City Holdings , LLC
3245 Masonwood Drive
Nashville, TN 37207

Send Tax Bills To:
Music City Holdings , LLC
3245 Masonwood Drive
Nashville, TN 37207

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

Map & Parcel No: 50 10 22.00

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, **Robert McEwen, a married man**, "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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 772 ON THE MAP OF PARKWOOD ESTATES, SECTION FOUR, AS OF RECORD IN BOOK 3300, PAGE 79, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 772 FRONTS 75 FEET ON THE NORTH SIDE OF MASONWOOD DRIVE AND EXTENDS BACK BETWEEN LINES 166.2 FEET ON THE EAST LINE AND 193.8 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE AND ON WHICH IS MEASURES 85.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT MCEWEN, A MARRIED MAN, BY WARRANTY DEED FROM GERALD SMITH AND SHARON O. I. SMITH, RECORDED ON OCTOBER 26, 2016, OF RECORD IN INSTRUMENT NO. 20161026-0113329, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3245 MASONWOOD DR., NASHVILLE, TN 37207.

This is not the primary residence of Robert McEwen nor his spouse nor has it ever been

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 14th day of July, 2021.

_____(SEAL)
Robert McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2021, before me personally appeared Robert McEwen, 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 14th day of July, 2021.

_____
Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 $240,000.00, 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
14th day of July, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-3061

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

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 7/14/2021.

Date

Affiant Signature

7/19/2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

