Karen Johnson Davidson County
Batch# 685174 DEEDWARR
07/28/2021 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,031.19
20210728-0101545

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 **$278,700.00**; 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. 20215295	Affiant Sworn to and subscribed before me this 20th day of July, 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 20th day of July, 2021, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CHRISTOPHER M RUSSO

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 part of Lots 42 and 43 of Block "I" on the Plan of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the west margin of Forest Park Road, 151.5 feet south of Elm Street; thence westerly 215 feet to a point, which is 154 feet south from Elm Street; thence

southerly 76.5 feet to a point; thence easterly 215 feet, more or less, to the west margin of Forest Park Road, thence with the margin of the same, northerly 74.5 feet to the point of beginning.

Being the same property conveyed to Joel A. Smith, Sr. and Oliver N. Smith, as tenants in common by Warranty Deed from Joseph E. Willis and wife, Patricia C. Willis dated May 24, 1979 and filed of record in Book 5445, page 400, Register's Office for Davidson County, Tennessee. Oliver N. Smith having died testate devising property to Erna C. Smith as evidenced by The Last Will and testament of Oliver N. Smith of record in Probate Court for Davidson County, Tennessee Docket No. 95P-1476. Erna C. Smith having died intestate on or about December 28, 2019 vesting property in her heirs Joel A. Smith Sr. and James W. Smith as evidenced by Affidavit of Heirship of record in Instrument No. 20210122-0010095, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Joel A. Smith, Sr. a ¾ Interest and James W. Smith, a ¼ Interest, dated July 20, 2021, of record in Instrument No. 20210723-0099090, 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 20th day of July, 2021.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Christopher M Russo
Address: 310 Forrest Park Dr
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Christopher M Russo
Address: 5000 Hillsboro pk, Apt G2
City, State, Zip: Nashville, TN 37215

Tax ID: 043-13-0-388.00

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 7/20/2021.

Date

Affiant Signature

7/23/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 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