WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21

(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

J-MCH-21-5087

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 696489 **DEEDWARR**
08/12/2021 03:18:16 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210812-0109153

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Music City Holdings, LLC	**New Owner**	
(NAME) **2109 Sawdust Rd, Apt 23205**	(NAME)	**156-13-0-006.00**
(ADDRESS) **The Woodlands, TX 77380**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF THOMAS F. SHAUGHNESSY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPAMY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 19 on the Plan of Pasquo Park Subdivision, Section II of record in Book 3600, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 100 feet on the easterly margin of Kittrell Road and extends back 312.3 feet on the northerly line and 310.9 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Thomas Shaughnessy by Quitclaim deed from Christopher Shaughnessy acting as executor for the estate of Robert Henry Shaughnessy of record in Instrument No. 20200512-0049338 Register's Office for Davidson County, Tennessee, dated May 06, 2020 and recorded on May 12, 2020.

The said Thomas Shaughnessy having since died on November 13, 2020, Intestate. Probate opened in Davidison County, Tennessee 21P404 leaving Maximilian J. Shaughnessy as his sole heir. Affidavit of Heirship of record in Instrument No: 20210812-0109151 and 20210812-0109152, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 77, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3870, Page 12, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 11744, Page 701, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5087 Kittrell Rd, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigrs forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representat ves, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF AUGUST, 2021.

Maximillion J. Shaughnessy
By: John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ~~GEAVES~~ Gleaves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for MAXIMILLION J. SHAUGHNESSY, and is authorized by MAXIMILLION J. SHAUGHNESSY to execute this instrument on his behalf. Pursuant to Power of Attorney of record in Instrument No.:_____, Register's Office for Davidson County, TN.

Witness my hand and official seal, this the 10th of August, 2021.

Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212