Karen Johnson Davidson County
Batch# 699058 DEEDWARR
08/17/2021 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20210817-0111343

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215606

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$215,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16th day of August, 2021.

CYNTHIA A. ZIMMERLE
My Notary ID # 11959375
Expires August 2, 2024

Notary Public
My Commission Expires: _____

WARRANTY DEED

THIS INDENTURE, made this 16th day of August, 2021, among:

ROGER D. LIVINGSTON, JR. AND KARLA J. LIVINGSTON

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC, a Texas Limited Liability Company

their trustees, executors, 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 Lot No. 15 on the John w. Hart's Addition to East Nashville, as shown on plat

of record in Book 57, page 129, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

INCLUDED in the above described property but expressly EXCLUDED from this conveyance is 32 square feet conveyed to The Nashville Housing Authority by Deed dated February 24, 1964 and filed of record in Book 3701, page 313, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roger D. Livingston, Jr. and Karla J. Livingston by Warranty Deed from AB Starks dated January 17, 2018 and filed of record in Instrument No. 20180119-0005798 as corrected in Instrument No. 20180208-0012914 and further corrected in Instrument No. 20210811-0108453 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 have executed this instrument on the date first above written.

Roger D. Livingston, Jr.

State of Texas
County of Bexar

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Roger D. Livingston, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of August, 2021.

Notary Public
My Commission Expires: 8/2/2024

CYNTHIA A. ZIMMERLE
My Notary ID # 11959375
Expires August 2, 2024

Karla Livingston by

ATTORNEY IN FACT

Karla J. Livingston by Roger D. Livingston, Jr., Attorney in fact

State of Texas
County of Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger D. Livingston, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karla J. Livingston, and who acknowledged that he executed the same as the free act and deed of said Karla J. Livingston.

Witness my hand and official seal this 16 day of August, 2021.

Notary Public
My Commission Expires: 8/2/2024

CYNTHIA A. ZIMMERLE
My Notary ID # 11959375
Expires August 2, 2024

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 725 Hart Avenue
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 725 Hart Avenue
City, State, Zip: Nashville, TN 37206

Tax ID: 082-08-0-242.00

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 Aug. 16, 2021.

Date

Affiant Signature

Aug. 16, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of August, 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