Karen Johnson Davidson County
Batch# 703339 DEEDWARR
08/24/2021 10:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20210824-0114182

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215487 **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 **$500,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 13th day of August, 2021 Notary Public My Commission Expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of August, 2021, among:

MUSIC CITY HOLDINGS, LLC

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

AND

2J GENERAL PARTNERSHIP

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 Lot 1404 in Block 54 on Plan No. 2 of West Nashville of record in Book 57, page 172, Register's Office for Davidson County, Tennessee to which record reference is hereby made and more particularly described according to a survey by Murray Wall & Company, PC dated December 6, 2013 as follows:

Beginning at an iron pin in the south right of way of New York Avenue, said point being

the northeast corner of the herein described tact and the northwest corner of Lot 1402, said point also being North 87 degrees 45' 14" West 35.00 feet from the wet right of way of 55th Avenue North; thence leaving said right of way and with the west line of Lot 1402 , South 02 degrees 15' 00" West 150.00 feet to an iron pin in the north right of way of alley #1211; thence with the right of way of said alley North 87 degrees 45' 14" West 25.00 feet to an iron pin, said point being the southwest corner of the herein described Tract and the southeast corner of LD Estes, (DB 4090, page 580, RODCT); thence with Estes' east line, North 02 degrees 15' 00" East 150.00 feet to an iron pin in the south right of way of New York Avenue; thence with said right of way South 87 degrees 45' 14" East 25.00 feet to the point of beginning and containing 0.086 acres, more or less.

BEING the same property conveyed to Music City Holdings, LLC by Warranty Deed from Greasy Kapha, LLC dated August 13, 2021 and filed of record in Instrument No. 20210817-0111320, 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 13th day of August, 2021.

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: 2J General Partnership
Address: 5501 New York Avenue
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: 2J General Partnership
Address: 236 Pebble Glen Dr
City, State, Zip: Franklin, TN 37064

Tax ID: 091-02-0-601.00

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 8-13-2021.

Date

Affiant Signature

8-13-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th 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