Karen Johnson Davidson County
Batch# 712439 DEEDWARR
09/09/2021 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $623.45
20210909-0121036

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215705 **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 **$168,500.00**; 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 30th day of August, 2021 Notary Public My Commission Expires: _____

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 2021

WARRANTY DEED

THIS INDENTURE, made this 30th day of August, 2021, among:

MUSIC CITY HOLDINGS, LLC

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

AND

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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 known as Building No. 41, Unit 247, and Garage No. 4 on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 254-312 as amended inclusive, said

Register's Office.

BEING the same property conveyed to S. Carolyn Barnes by Deed from Roger Church and wife, Sara Church dated August 31, 1992 and filed of record in Book 8716, page 880, Register's Office for Davidson County, Tennessee. S. Carolyn Barns having died intestate on or about December 24, 2012. And further being the same property conveyed to Kevin J. McNamara by Executor's Quitclaim Deed from Elaine Barnes personally and as Temporary Administratrix of the Estate of Sue Carolyn Barnes dated February 26, 2014 and filed of record in Instrument No. 20140211-0012181 , Register's Office for Davidson County, Tennessee. Reference is also made to Final Decree of Divorce of record in Instrument No. 20121228-0120141, said Register's Office.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Kevin J. McNamara, Married, dated August 30, 2021, and filed of record in Instrument No. 20210901-0118145, Register's Office for Davidson County, Tennessee, on September 1, 2021.

Being also known as 810 Bellevue Road, Nashville, TN 37221

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 General Manager

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 ***General Manager*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***General Manager*** 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 ***General Manager***.

Witness my hand and official seal this 30th 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: Mohammed Majeed
Address: 810 Bellevue Road
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Mohammed Majeed
Address: 497 Elysian Fields Rd. Apt J8
City, State, Zip: Nashville, TN 37211

Tax ID: 142-06-0A-247.00-CO

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 8-30-2021.

Date

Affiant Signature

8-30-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

My Commission Expires: 4/27/2025
Date

Notary's Seal (if on paper)

