Karen Johnson Davidson County
Batch# 731500 DEEDWARR
10/07/2021 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,087.80
20211007-0135023

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215922 **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 **$294,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Both Owners Affiant Sworn to and subscribed before me this 30th day of September, 2021 Notary Public My Commission Expires: 3-7-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

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

AND

ROUMANI SALEB

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:
Tract 1:

Being Lot No. 394 on the Plan of Fairlane Park, Section III, of record in Book 2331, page 145-146, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Tract 2:
Being part of Tract "F" on the Plan of Fairlane Park, Section Ii of record in Book 2133, pages 145-146, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at an monument the same being the northwest rear corner of Lot No. 394; thence North 2 degrees 35' East 81.12 feet to a point; thence South 86 degrees 59' East 42.89 feet to a point; thence South 4 degrees 26' East 94.55 feet to the northeast rear corner of Lot No. 394; thence with the rear line of Lot No. 394, 58 feet, more or less, to point of beginning, containing 0.10 acres.

BEING the same property conveyed to Loyde R. Ragan and James A. Ragan by Warranty Deed from Barbara R. Williams dated January 15, 2008 and filed of record in Instrument No. 20080122-006468, Register's Office for Davidson County, Tennessee. Loyde R. Ragan died intestate on or about April 14, 2011 devising subject property to his heirs Rachel Beatrice Montouri; Jerry Ray Ragan, Larry Daniel Ragan, Barbara Melinda Ragan, James Anthony Ragan as evidenced by Affidavit of Heirship of record in Instrument No. 20120327-0026052, Register's Office for Davidson County, Tennessee. Rachel Beatrice Montouri conveyed her interest in subject property to James Anthony Ragan in Quitclaim Deed dated February 21, 2012 and filed of record in Instrument No. 20120327-0026053, said Register's Office. Larry Daniel Ragan conveyed his interest in subject property to James Anthony Ragan in Quitclaim Deed dated February 17, 2012 and filed of record in Instrument No. 20120327-0026054, said Register's Office. Barbara Melinda Ragan conveyed her interest in subject property to James Anthony Ragan in Quitclaim Deed dated February 13, 2012 and filed of record in Instrument No. 20120327-0026055, said Register's Office. Jerry Ray Ragan conveyed his interest in subject property to James Anthony Ragan in Quitclaim Deed dated March 3, 2012 and filed of record in Instrument No. 20120327-0026056, said Register's Office.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from James Anthony Regan and Wife Marsha A Ragan dated September 30,2021 , and filed of record in instrument number 20211004-0132929 , Register's Office for Davidson County, Tennessee, on 10-4-2021 .

Being also known as 324 Melpar Dr, Nashville, TN 37211

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 30 day of September, 2021.

_____
Notary Public
My Commission Expires: 3-7-23

T.R. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Roumani Saleb
Address: 324 Melpar Dr
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Roumani Saleb
Address: 111 Point Given Way
City, State, Zip: Smyrna TN 37167

Tax ID: 148-13-0-022.00

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 9-30-2021.

Date

Affiant Signature

9-30-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 20 21.

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