This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215854 **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 **$412,000.00** 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 29th 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 29th day of September, 2021, among:

APG RENTALS, LLC

A MISSOURI LIMITED LIABILITY COMPANY

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

AND

Karen Johnson Davidson County
Batch# 736404 DEEDWARR
10/14/2021 12:21:10 PM 4 pgs
Fees: $17.00 Taxes: $0.00
20211014-0138259

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company

of Davidson County, Tennessee, 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. 20 and a southeast triangular strip off of Lot No. 19 on the map of the Subdivision of part of the Weakley Home Place of record in Book 421, page 36 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Beginning at a point in the southerly margin of Benjamin Avenue, at the corner of Lots 20 and 21; thence with the line between lots, southerly 132 feet to the north margin of an alley; thence with the margin of said alley, westerly 52.4 feet to a point, which is 2.14 feet west of the common corner of Lots 19 and 20; thence northeasterly 115 feet more or less to a point in the common line between Lots 19 and 20;said point being 115 feet north of the north margin of an alley as measured along the line of said lots; thence with the line between said lots, northerly 17.5 feet to the southerly margin of Benjamin Avenue; thence with the margin off the same, easterly 50 feet the point of beginning.

BEING the same property conveyed to APG Rentals, LLC, a Missouri limited liability company by Warranty Deed from Kirby C. Berry and Terry A. Jackson dated August 25, 2021 and filed of record in 20210826-0115213 as corrected in Instrument No. 20210929-0130940, 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.

APG Rentals, LLC

BY: _____
Jeffrey W. Miller, Manager

State of Missouri
County of Stoddard

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Jeffrey W Miller*** 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 ***Manager*** of ***APG RENTALS, LLC*** the within named bargainor, and that he/she as such ***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 ***Manager***.

Witness my hand and official seal this 28 day of September, 2021.

_____
Notary Public
My Commission Expires:_____

JORDAN MILLER
Notary Public, Notary Seal
State of Missouri
Stoddard County
Commission # 20241678
My Commission Expires 04-08-2024

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1422 Benjamin St
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1422 Benjamin St
City, State, Zip: Nashville, TN 37206

Tax ID: 083-02-0-140.00

* PROOF of Transfer taxes Being Paid in Williamson County IN ERROR

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 9-28-2021.

Date

Affiant Signature

9-28-2021

Date

State of Tennessee

County of Williamson

BK/PG:8757/243-246
21059979

4 PGS : DEED	
DARLENE ELEY 824379 - 21059979	
10/06/2021 - 01:17:51 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	1524.40
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1547.40

STATE of TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

Sworn to and subscribed before me this 28th day of September, 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