Karen Johnson Davidson County
Batch# 738719 DEEDWARR
10/18/2021 12:23:30 PM 5 pgs
Fees: $28.00 Taxes: $869.50
20211018-0139628

This Instrument Prepared By:
**Athens Title & Escrow LLC**
**5115 Maryland Way**
**Brentwood, Tennessee 37027**

ADDRESS NEW OWNER:
Music City LLC
2916 Cherry Hill Dr
Antioch TN 37013

SEND TAX BILL TO:
**SAME AS OWNER**

MORTGAGEE
Same
,

MAP 150
GROUP 01 0
PARCEL 278.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cox Real Estate Investments, LLC, as to a 50% undivided interest, DHB R, LLC., as to a 25% undivided interest, and L&L TN R, LLC., as to a 25% undivided interest,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Music City Holdings LLC., a Texas limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 304 on the plan of Cherry Hills Subdivision, of record in Book 4300, page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 304 fronts 80 feet on the northerly margin of Cherry Hills Drive, and runs back 152 feet on the west sideline, and 152 feet on the east sideline and measures 80 feet across the rear line.

Being the same property conveyed to L&L TN R LLC, as to a 25% undivided interest, DHB R LLC, as to a 25% undivided interest, and Cox Real Estate Investments, LLC, as to a 50% undivided interest, by Warranty Deed from 1 Public Homes LLC, a Tennessee Limited Liability Company, dated March 26, 2021 and filed of record March 29, 2021 in Instrument No. 20210329-0040532, Register's Office for Davidson County, Tennessee. For corrected date see Scrivener's Affidavit dated _____ , of record in Instrument No. _____, said Register's Office.

202110180139627

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Cherry Hills, of record in Book 4300, Page 176, said Register's Office.
3. Covenants, Conditions, and Restrictions contained in instrument of record, Book 4128, Page 275, Book 4178, Page 786, Book 4317, Page 574, Book 4512, Page 212,Book 4579, Page 841, Book 4622, Page 220, Book 4728, Page 116, Book 4728, Page 118, Book 4862, Page 670, Book 5009, Page 329, Book 5291, Page 695, Book 5405, Page 344, Book 6436, Page 642, and Book 6436, Page 644, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 2916 Cherry Hills Drive, Antioch, Tennessee 37013.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Music City Holdings LLC., a Texas limited liability company, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 13th day of October, 2021.

**Cox Real Estate Investments, LLC, a Tennessee Limited Liability Company**

Larry Cox Manager

By: Larry Cox, Manager

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry Cox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Manager** of **Cox Real Estate Investments, LLC., a Tennessee Limited Liability Company,** the within named bargainor, **Larry Cox**, and that he as such **Manager**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Tennessee Limited Liability Company** as such **Manager**.

WITNESS my hand and official seal at office this 13th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**DHB R, LLC.**, a Wyoming Limited Liability Company,

Dan Heichelbech Member

By: Dan Heichelbech, Member

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared Dan Heichelbech, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Member of DHB R, LLC., a Wyoming Limited Liability Company, the within named bargainor, Dan Heichelbech and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 13th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**L&L TN R, LLC.**, a Wyoming Limited Liability Company,

Les Lazarus Member

By: Les Lazarus, Member

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, the undersigned authority of the State and County aforesaid, personally appeared Les Lazarus, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **L&L TN R, LLC.**, a Wyoming Limited Liability Company, the within named bargainor, Les Lazarus, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Wyoming Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 13th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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STATE OF Tennessee )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

Megan Crawford
AFFIANT

Subscribed and sworn to before me on this 13th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: 3-7-23

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

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 10-13-2021.

Affiant Signature

10-13-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of October, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY