Karen Johnson Davidson County
Batch# 739661 DEEDWARR
10/19/2021 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20211019-0140436

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$440,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215855	Affiant Sworn to and subscribed before me this 29th day of September, 2021 Notary Public My Commission Expires 3-7-23
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 29th day of September, 2021, among:

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

AND

AECE BUILDING SERVICES, LLC
A TENNESSEE LIMITED LIABILITY COMPANY
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 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.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from APG Rentals, LLC, a Missouri limited liability company dated September 29, 2021 , and filed of record in instrument 20211014-0138259, Register's Office for Davidson County, Tennessee, on October 14, 2021

Being also known as 1422 Benjamin Street, Nashville, TN 37206

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 29 day of September, 2021.

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

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

Owner Name & Property Address:

Name: AECE Building Services, LLC
Address: 1422 Benjamin Street
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: 1307 Maymont Drive
Address: Murfreesboro TN 37130
City, State, Zip: New Owner

Tax ID: 083-02-0-140.00

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 9/29/2021.

Affiant Signature

9/29/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of September, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY