Karen Johnson Davidson County
Batch# 741493 DEEDWARR
10/22/2021 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $896.14
20211022-0141997

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215969 **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 **$242,200.00** 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 15th day of October, 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 15th day of October, 2021, among:

ESTATE OF MARILYN P BELL

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

AND

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its 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".

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 133 on the Plan of Timbertrail Subdivision, Section II, of record in Plat Book 5200, Page 333, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to William A. Bell and wife, Marilyn P. Bell by Cash deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8387, page 541, Register's Office for Davidson County, Tennessee, dated June 21, 1991 and recorded on July 01, 1991.

The said William A. Bell having died on or about September 25, 2005, leaving Marilyn P. Bell as surviving tenant by the entirety.

The said Marilyn P. Bell having died intestate on or about July 1, 2021, leaving a Probate at Case No. 21P1605, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville (Probate Division).
Affidavit of Heirship recorded on August 17, 2021 in Instrument No. 20210817-0111253 and Affidavit of Heirship recorded on October 14,2021 in Instrument No. 20211014-0138308 leaving Kevin Bell as Heir.

Being also known as 113 Crystal Ct, Nashville, TN 37207

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.

Estate of Marilyn P Bell
BY: Kevin Bell, Individually and as Executor of the Estate
Kevin Bell, Individually and as Executor of the Estate

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kevin Bell, Individually and as Executor of the Estate of Marilyn P Bell the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2021.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 113 Crystal Ct
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 113 Crystal Ct
City, State, Zip: Nashville, TN 37207

Tax ID: 032-09-0-004.00

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 October 15, 2021.

Affiant Signature

10-15-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of October, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY