Karen Johnson Davidson County
Batch# 749045 DEEDWARR
11/03/2021 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20211103-0147354

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| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20215989<br><br>**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 **$610,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 29th day of October, 2021.<br><br>Notary Public<br>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 October, 2021, among:

**MCALEER DEVELOPMENT LLC**
**A TENNESSEE LIMITED LIABILITY COMPANY**
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".

**Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:**

**Being the northerly 56 feet of Lot No. A on the Map of a Subdivision of the M. B. McAlister Homeplace as shown on plat of record in Book 843, page 15, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 56 feet on the easterly side of 12th Avenue South, as widened, and runs back between lines, along the southerly margin of an alley, 149.5 feet, more or less, to another alley in the rear, measuring 56. 0 feet thereon.**

**BEING the same property conveyed to McAleer Development, LLC by Warranty Deed from Music City Holdings, LLC dated October 13, 2020 and filed of record in Instrument No. 20201015-0119973, Register's Office for Davidson County, Tennessee.**

**Being also known as 2108 12th Ave S, Nashville, TN 37204**

**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.

**McAleer Development LLC"**

**BY:** _____
**David J McAleer, it's Member**

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***David J McAleer*** 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 ***Member*** of ***McAleer Development , LLC*** the within named bargainor, and that he/she as such ***Member*** 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 ***Member*** .

Witness my hand and official seal this 29th 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: 2108 12th Ave S
City, State, Zip: Nashville, TN 37204

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 2108 12th Ave S
City, State, Zip: Nashville, TN 37204

**Tax ID: 105-13-0-180.00**

## 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 29, 2021.

Affiant Signature

10/29/2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY