Karen Johnson Davidson County
Batch# 757465 DEEDWARR
11/18/2021 10:09:30 AM 4 pgs
Fees: $23.00 Taxes: $3,885.00
20211118-0153585

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216037

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 **$1,050,000.00** 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 9th day of November, 2021.

Notary Public
My Commission Expires: 3-2023

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

WARRANTY DEED

THIS INDENTURE, made this 9th day of November, 2021, among:

53RD AVE 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".

Tract 1:

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

Being Unit A and Unit B, 5211 Louisiana Avenue, a Horizontal Property Regime with Private Elements as described in Declaration of Covenants, Conditions and Restrictions for 5211 Louisiana Avenue of record in Instrument No. 20210518-0067441, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to 53rd Avenue, LLC, a Tennessee limited liability company by Warranty Deed from Alicia Griffith dated February 8, 2021 and filed of record in Instrument No. 20210210-0019386, Register's Office for Davidson County, Tennessee.

Tract 2:

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

Being the southerly 50 feet of Lots Nos. 1118, 1120, 1122 and 1124 of Block 19 Plat No. 2, West Nashville as shown on plat of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said part of lots front 50 feet on the east side of 53rd Avenue, North and extends back between parallel lines 100 feet to a dead line.

Being a portion of the same property conveyed to 53rd Ave, LLC, a Tennessee limited liability company by Quitclaim Deed from E. L. Construction, LLC dated January 8, 2021 and filed of record in Instrument No. 20210112-0005578 as corrected in Instrument No. 20210326-0040400, said Register's Office.

Being also known as 5211 Louisiana Ave & 1313 53rd Ave N, Nashville, TN 37209

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.

53rd Ave LLC

BY: _____

Eric Larence, it's Sole 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 ***Eric Larence*** 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 ***Sole Member*** of ***53rd Ave, LLC*** the within named bargainor, and that he/she as such ***Sole 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 ***Sole Member***.

Witness my hand and official seal this 9th day of November, 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: 5211 Louisiana Ave & 1313 53rd Ave N
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 5211 Louisiana Ave & 1313 53rd Ave N
City, State, Zip: Nashville, TN 37209

Tax ID: 071-07-1O-001.00 CO Unit A
071-07-1O-002.00-CO Unit B

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 November 9, 2021.

Affiant Signature

11/9/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of November, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY