Karen Johnson Davidson County
Batch# 763630 DEEDWARR
12/01/2021 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,441.15
20211201-0158403

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216137 **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 **$389,500.00** 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 23rd day of November, 2021. Notary Public My Commission Expires: 3-1-23

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

WARRANTY DEED

THIS INDENTURE, made this 23rd day of November, 2021, among:

DERRICK MAURICE TRENT, SR. EXECUTOR OF THE ESTATE OF LINDA TRENT GLENN

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 Lot No. 49 on the Plan of Section 3, Hillhurst Acres, of record in Book 2331, page 86, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Linda Trent-Glenn and James E. Glenn by Special Warranty Deed from The Secretary of Housing and Urban Development dated November 2, 2011 and filed of record in Instrument No. 20111107-0086736, Register's Office for Davidson County, Tennessee. James E. Glenn having died September 5, 2015 leaving Linda Trent-Glenn as surviving tenant by the entirety. Linda Trent-Glenn having died testate on or about November 14, 2019. Pursuant to Last Will and Testament of Linda Trent Glenn of record in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 20P266 title vested in the Estate of Linda Trent Glenn and directed Executor, Derrick Maurice Trent, Sr to sell subject property.

Being also known as 2932 Rich Acres Dr, 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.

Derrick Maurice Trent, Sr. Executor of the Estate of Linda Trent Glenn

BY: Derrick Maurice Trent Sr.

Derrick Maurice Trent, Sr, Executor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Derrick Maurice Trent, Sr. Estate of Linda Trent Glenn, 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 23rd 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: 2932 Rich Acres Dr
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2932 Rich Acres Dr
City, State, Zip: Nashville, TN 37207

Tax ID: 060-07-0-106.00

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 November 23, 2021.

Affiant Signature

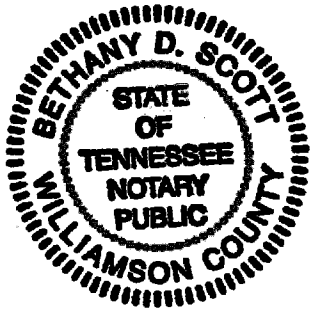
11/23/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of November, 2021.

Bethany D Scott
Notary's Signature



My Commission Expires: 3/7/22
Date