Karen Johnson Davidson County
Batch# 763646 DEEDWARR
12/01/2021 09:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20211201-0158423

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216222

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 **$390,000.00** 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 23rd day of November, 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 23rd day of November, 2021, among:

DAVID B. MILLER AND AMANDA PERRY AND JOEL C. MILLER

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

AND

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company

of Davidson County, Tennessee, their trustees, executors, 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 the southerly part of Lot No. 3 of block "A" on the Plan of Hayesboro Subdivision as shown on plat of record in Book 1130, page 47, Register's Office for Davidson County, Tennessee.
Said part of No. 3 front 90 feet on the northerly side of Hayesboro Avenue and runs back 140.0 feet on the westerly line and 142.5 feet on the easterly line to a dead line in the rear which measures 90 feet thereon.

BEING the same property conveyed to Glenda B. Miller by Warranty Deed from Christy B. Lyons dated February 17, 1992 and filed of record in Book 8567, page 535, Register's Office for Davidson County, Tennessee. Glenda B. Miller having died intestate on or about June 25, 2021 devising subject property to her heirs David B. Miller, Amanda Perry and Joel C. Miller as evidenced by Affidavits of Heirship of record in Instrument No. _____20211201015842 2_____, said Register's Office.

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.

David B Miller

David B. Miller

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, David B. Miller 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 22nd day of November, 2021.

Amanda Pedigo

Notary Public
My Commission Expires: July 9, 2022

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Amanda Perry

Amanda Perry

Joel C. Miller

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Amanda Perry, and Joel C. Miller, 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 22nd day of November, 2021

Notary Public
My Commission Expires: July 9, 2022

AMANDA PADIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1403 Haysboro Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1403 Haysboro Ave
City, State, Zip: Nashville, TN 37216

Tax ID: 061-04-0-099.00

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.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY