Karen Johnson Davidson County
Batch# 767327 DEEDWARR
12/03/2021 11:13:30 AM 5 pgs
Fees: $28.00 Taxes: $2,127.50
20211203-0160586

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216004

**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 **$575,000.00** 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 30 day of November, 2021.

Notary Public
My Commission Expires:

T. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 30 day of November, 2021, among:

**STEPHANIE YOUNG AND EDWARD CHARLES YOUNG, JR.**
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 all of Unit 2 of Vibe, a planned unit development, as shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, revised in Instrument No. 20170803-0079133 and 20180329-0029496, 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 Stephanie Young and Edward Charles Young, Jr. by Warranty Deed from HV Urban, a Tennessee Partnership dated June 5, 2019 and filed of record in Instrument No. 20190607-0054561, Register's Office for Davidson County, Tennessee.**

**Being also known as 802 Vibe Pl, Nashville, TN 37216**

**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.

**Stephanie Young**

**Edward Charles Young, Jr.**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Stephanie Young and Edward Charles Young, Jr., 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 _____ day of November, 2021.

Notary Public
My Commission Expires:_____

**Owner Name & Property Address:**

Name: Music City Holdings, LLC
Address: 802 Vibe Pl
City, State, Zip: Nashville, TN 37216

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 802 Vibe Pl
City, State, Zip: Nashville, TN 37216

**Tax ID: 072-06-3H-002.00-CO**

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

**State of California**

**County of** Orange } **S.S.**

On 11/30/21 before me, Tuyen Lyon Notary Public,
(Insert Name of Notary Public, Title)

personally appeared Stephanie Young and
(Name of Signer (1))

Edward Charles Young, JR
(Name of Signer (2))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

TUYEN LYON
COMM. #2335048
Notary Public · California
Orange County
My Comm. Expires Oct. 9, 2024
NRO1 NRO1

WITNESS my hand and official seal.

Tuyen Lyon
Signature of Notary Public

Seal

## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed,

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-fact
- ☐ Corporate Officer(s) _____ (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ (Name(s) of Person(s) Entity(ies) Signer is Representing)

### Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

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## 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 30, 2021

Affiant Signature

11/30/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of November, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY