Karen Johnson Davidson County
Batch# 770341 DEEDWARR
12/08/2021 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20211208-0162917

Name and Address of New Owner:
Music City Holdings, LLC
605 Creative Way
Nashville, TN 37115

Send Tax Bills To:
Music City Holdings, LLC
c/o Jennifer Bullard
630 Hunts Point #3026
Grand Prairie, TX 75050

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051 00 0 079.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vera Sims Childs, unmarried and the Heirs of the Estate of Clifford Childs Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5, on the plan of the Subdivision of the Thadeus Love Tract, of record in Book 2, Page 106, Chancery Court at Nashville, described as follows:

Beginning at a point on the Southerly margin of Cheron Road, formerly Childress Road, at the intersection of the Western boundary line of the property conveyed to Edward Yeatman by deed from Robert Wilson, et al, of record in Book 545, Page 520, Register's Office for Davidson County, Tennessee, and the Southernly margin of said road; thence with the Southerly margin of said Road, North 87 degrees West 108.0 feet to the Eastern line of the property conveyed to John L. Jenkins by deed from Sam Sims, of record in Book 4900 Page 198, said Register's Office, thence with same South 5 degrees 50 minutes 201.67 feet to a point, thence South 87 degrees East 108.0 feet to a point in the said Yeatman's Western boundary line; thence with same North 5 degrees 50 minutes East 201.67 feet to the point of beginning.

Being the same property conveyed to Clifford Childs, Jr. and Vera Sims Childs by QuitClaim Deed from Vera Sims Childs, An Unmarried Woman, of record in Instrument No. 20060412-0041968 in the Register's Office of Davidson County, Tennessee, dated April 03, 2006 and recorded on April 12, 2006. ***The said Clifford Childs, Jr., died intestate on or around 9/7/2007 leaving Verna Lyons Childs (spouse), Kesha Turner (daughter) and Marques Childs (son) as the surviving Heirs-At-Law.***

**Affidavits of Heirship of record at Instrument No. 202112080162915 and Instrument No. 202112080162916 in the Register's Office of Davidson County, Tennessee.**

This improved property known as 605 Creative Way, Nashville, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3 day of December, 2021.

Vera Sims Childs (SEAL)

Verna Lyons Childs (SEAL)

Kesha Turner (SEAL)

Marques Childs (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of December, 2021, before me personally appeared Vera Sims Childs, Verna Lyons Childs, Kesha Turner and Marques Childs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of December, 2021.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alexandria Lilley
(Affiant)

Sworn to and subscribed before me this
3 day of December, 2021.

Lilley
Notary Public
My commission expires:
File No. 2021-3324

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

**Tennessee Certification of Electronic Document**

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12/3/2021 (date of document).

Affiant Signature

12/6/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of December, 2021.

Dana R Park
Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)