Karen Johnson Davidson County
Batch# 771692 DEEDWARR
12/10/2021 12:30:30 PM 4 pgs
Fees: $23.00 Taxes: $1,518.48
20211210-0164167

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216223

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 **$410,400.00;** which is equal to or greater than the amount which 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:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

GOOD NEIGHBORS INVESTMENTS LLC

including all 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. 20211201-0158422, said Register's Office.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from David B. Miller, Amanda Perry and Joel C. Miller dated November 23, 2021 and filed of record in instrument number 20211201-0158423, Register's Office for Davidson County, Tennessee, on December 03,2021

Being also known as 1403 Haysboro Ave, 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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's General Manager

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***General Manager*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***General Manager*** 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 ***General Manager***.

Witness my hand and official seal this 23 day of November, 2021.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Good Neighbor Investments LLC
Address: 1403 Haysboro Ave
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Same
Address: 1205 Gillette Court
City, State, Zip: Franklin TN 37069

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