Karen Johnson Davidson County
Batch# 773985 DEEDWARR
12/15/2021 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,092.35
20211215-0165450

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

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216237

**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 **$565,500.00;** 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 2nd day of December, 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 2nd day of December, 2021, among:

## MUSIC CITY HOLDINGS, LLC

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

**AND**

## WENDY BRADLEY AND SALLY BARKLEY AND KENNETH PERKINS

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:**

**Tract One:**
**Being the East one-half of Lot No 65 and the West one-half of Lot No. 64, and the Northeast part of Lot No. 50 and the Northwest Part of Lot No. 51 on the map of JB Haynie's Oriental Plan of record in Book 161, page 26-27, Register's Office for Davidson County, Tennessee.**

**Said parts of Lots adjoin and front together 100 feet on the South side of Duke Street and runs back between lines 110.**

**Tract Two:**
**Being the Easterly ½ Lot Number 64 on the Map of J.B. Haynie's Oriental Plan of lots as of record in Book 161, page 26-27, Register's Office for Davidson County, Tennessee.**

**Tract One and Two: BEING the same property conveyed to CMRTR Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Inetta J. Presley dated December 20, 2019 and filed of record in Instrument No. 20191226-0132951, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from CMRTR Holdings, LLC, a Tennessee limited liability company dated November 30, 2021 and filed of record in Instrument Number 20211208-0162698 Register's Office for Davidson County, Tennessee, on December 02, 2021.**

**Being also known as 314 Duke St / 316 Duke St, 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 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 2nd day of December, 2021.

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

_____
Notary Public
My Commission Expires: 3-7-23

**Owner Name & Property Address:**

Name: Wendy Bradley, Sally Barkley, and Kenneth Perkins
Address: 314 Duke St / 316 Duke St
City, State, Zip: Nashville, TN 37207

**Responsible Party For Taxes:**

Name: Wendy Bradley, Sally Barkley, and Kenneth Perkins
Address: 4020 Jessica LN
City, State, Zip: Franklin TN 37064

**Tax ID: 071-08-0-049 AND 048.00**

## 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 December 2, 2021.

Affiant Signature

12-2-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of December, 2021.

Bethany D Scott
Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY