Karen Johnson Davidson County
Batch# 781625 DEEDWARR
12/29/2021 04:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20211229-0171495

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216291

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 **$340,000.00** 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 21st day of December, 2021.

Notary Public
My Commission Expires:

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

WARRANTY DEED

THIS INDENTURE, made this 21st day of December, 2021, among:

MS INVESTMENTS 401K TRUST

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".

Land in Davidson County, Tennessee, being the East 40 feet of Lot 76 on the plan of J. B. Haynies Oriental Plan of Lots, recorded in Book 161, Pages 26 and 27, Registers Office for said County.

Said East part of Lot 76 fronts 40 feet on the North side of Duke Street and runs back between parallel lines 140 feet to a dead line, measuring 40 feet on said line.

Being the same property conveyed to Mike Smiley, Trustee of the MS Investments 401K Trust by Warranty Deed from Music City Holdings, LLC, dated November 24, 2020, of record in Instrument No. 20201210-0145044, Register's Office for Davidson County, Tennessee.

Being also known as 333 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 have executed this instrument on the date first above written.

MS Investments 401k Trust

BY: _____

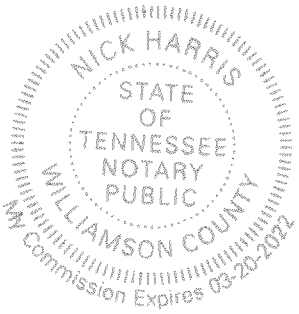
Mike Smiley,Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mike Smiley*** 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 ***Trustee*** of ***MS Investments 401k Trust*** the within named bargainor, and that he/she as such ***Trustee*** 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 ***Trustee***.

Witness my hand and official seal this 21st day of December, 2021.

_____
Notary Public
My Commission Expires:_____



Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 333 Duke St
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 333 Duke St
City, State, Zip: Nashville, TN 37207

Tax ID: 071-08-0-035.00

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 12-21-2021.

Affiant Signature

12-21-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of December, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

