This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Suite 140 Franklin, TN 37067 File No. 20216339 **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 **$145,000.00;** 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 22nd 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 22nd day of December, 2021, among:

JACQUELYN N. POEN, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Music City Holdings, LLC

of Davidson County, Tennessee, 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".

Karen Johnson Davidson County
Batch# 781671 DEEDWARR
12/30/2021 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $536.50
20211230-0171551

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. 83-L (Unit No. 83, Building L) of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plan of Timber Lake Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete and accurate description thereof.

BEING the same property conveyed to Jacquelyn N. Peon by Warranty Deed from Rodney Allen Haviland and Elizabeth Haviland dated April 28, 1997 and filed of record in Book 10441, page 697, Register's Office for Davidson County, Tennessee.

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 by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument: 20211008-0135900, in the Davidson County Registers Office.

Jacquelyn Poen by Richard Poen **Attorney-in-Fact for**

Jacquelyn N. Poen

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Richard Poen**, 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, and who further acknowledged that such person is the attorney-in-fact of **Jacquelyn N. Poen,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 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: Music City Holdings, LLC
Address: 300 Timberway Cir
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 300 Timberway Cir
City, State, Zip: Nashville, TN 37214

Tax ID: 108-07-0B-083.00-CO

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 **12-22-2021**.

Affiant Signature

12-22-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **December**, 20**21**.

Notary's Signature

My Commission Expires: 3/7/22

Date

