Karen Johnson Davidson County
Batch# 781715 DEEDWARR
12/30/2021 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20211230-0171603

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216258

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 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:

EDNA B. CHAFFIN

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".

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a point in the easterly margin of Little Marrowbone Lake Road, said point being a corner to Carsie D. Mundy; thence with the margin of Little Marrowbone Lake Road, N 9 degrees 16' W 80.00 feet, N 14 degrees 01' W 128.00 feet; thence, N 88 degrees 30' E 1,371.2 feet to a point in the line of Lee Krantz property (Book 476, page 128, RODCT); thence, with the line of said Lee Krantz property, S 2 degrees W 219.6 feet to a corner with the said Carsie D. Mundy; thence with the line of said Carsie D. Mundy, S 89 degrees 30' W 1,298.4 feet to the beginning, containing 6.42 acres, more or less.

BEING the same property conveyed to James R. Chaffin and wife, Edna B. Chaffin by Warranty Deed from Oliver J. Waller, Jr, Anna Matilda Waller and Charles W. Waller and Barbara Lynn Waller dated August 29, 1978 and filed of record in Book 5332, page 185, Register's Office for Davidson County, Tennessee. James R. Chaffin having since died leaving Edna B. Chaffin as surviving tenant by the entirety.

Being also known as 6048 Marrowbone Lake Rd, Joelton, TN 37080

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.

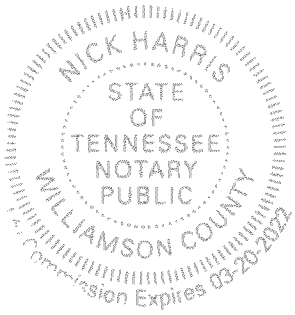
Edna B. Chaffin

Edna B. Chaffin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Edna B. Chaffin, 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.

Witness my hand and official seal this 22nd day of December, 2021.



Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 6048 Marrowbone Lake Rd
City, State, Zip: Joelton, TN 37080

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 6048 Marrowbone Lake Rd
City, State, Zip: Joelton, TN 37080

Tax ID: 028-00-0-112.00

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 **12-22-2021**.

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

