This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216342 **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 **$632,000.00** 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 23rd day of December, 2021. Notary Public My Commission Expires: 3-2023

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

WARRANTY DEED

THIS INDENTURE, made this 23rd day of December, 2021, among:

RONALD D. BUCK

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Nashwood Real Estate, Inc.,

a Tennessee Corporation, 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".

Karen Johnson Davidson County
Batch# 783296 DEEDWARR
01/03/2022 02:01:30 PM 5 pgs
Fees: $28.00 Taxes: $2,338.40
20220103-0000601

Certain real property situate in the 35th Council-Manic District within the General Services District of Metropolitan Nashville- Davidson County, Tennessee. Being generally located to the north of Highway 100 and Old Harding Pike, west of Lewis Road, south of Griffith Road, and east of Old Harding Lane and more particularly described as follows:

Beginning at an iron rod (new) at the northeasterly quadrant of the intersection of Highway 100 (66' right of way) and Old Harding Pike (50' right of way); thence, with said Old Harding Pike N 85 degrees 12' 59" W, 172.58 feet to an iron road (new) at an existing fence corner; thence, with a severance line the following calls:

Initially with an existing fence and tree row then continuing N 04 degrees 40' 17" E, 1079.20 feet to an iron rod (new); N 85 degrees 40' 03" E, 135.44 feet to an iron rod (new); S 04 degrees 19' 57" E, 764.11 feet to an iron rod (new) at an existing fence corner; S 17 degrees 48' 37" W, 355.35 feet to the Point of Beginning, containing 218,326 square feet or 5.01 acres, more or less, all according to survey by Barge Design Solutions, Inc. License No. 2431 dated 12/17/2021

BEING a portion of the same property conveyed to Ronald D. Buck by Warranty Deed from Ann Marie Montz and Mary Louis Irene Cobb dated October 26, 2021 and filed of record in Instrument No. 20211104-0147701, Register's Office for Davidson County, Tennessee.

Being also known as 8200 Old Harding Pike, Nashville, TN 37221

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.

Ronald D. Buck

State of Florida
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ronald D. Buck, 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 _____ day of December, 2021.

_____
Notary Public
My Commission Expires:_____

See Attachment

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 8200 Old Harding Pike
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 8200 Old Harding Pike
City, State, Zip: Nashville, TN 37221

Tax ID: Part Of 168-00-0-047.00

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13) — Effective January 1, 2020

State of Florida
County of Lee }

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 20th day of December, 2021, by
Date *Month* *Year*

Ronald D Back.
Name of Person Acknowledging

NAOMIE BARDETTE
Notary Public-State of Florida
Commission # HH 56447
My Commission Expires
October 22, 2024

Naomie Bardette
Signature of Notary Public — State of Florida

Name of Notary Typed, Printed or Stamped

☑ Personally known

☐ Produced Identification

Type of Identification Produced: Driver License

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 12/2021 Number of Pages:

Signer(s) Other Than Named Above:

©2019 National Notary Association

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 23 2021.

Affiant Signature

12-23-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date