Karen Johnson Davidson County
Batch# 784732 DEEDWARR
01/05/2022 09:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20220105-0001756

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216393

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 **$335,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

John William Anders, E
Affiant

Sworn to and subscribed before me this 29th day of December, 2021.

Notary Public
My Commission Expires: 3.7.23

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

WARRANTY DEED

THIS INDENTURE, made this 29th day of December, 2021, among:

JOHN WILLIAM ANDERS, EXECUTOR

OF JOHN WALLACE ANDERS ESTATE

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

AND

MUSIC CITY HOLDINGS, LLC
A Texas limited liability company

of Davidson County, Tennessee, their trustees, executors, 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 the Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 55 on the Plan of Inglewood Heights Subdivision of the A. J. Coleman Property, as of record in Book 1424, page 85, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to John W. Anders and wife, Betty Jo Anders by Warranty Deed from Barbara Ann Scott dated December 22, 1976 and filed of record in Book 5101, page 76, Register's Office for Davidson County, Tennessee. Betty Jo Anders having died September 13, 2019 leaving John W. Anders as surviving tenant by the entirety. John W. Anders is also known as John Wallace Anders.

John W. Anders having died testate on or about April 5, 2021. Under the terms of the Will of John Wallace Anders of record in Seventh Circuit court for the Twentieth Judicial District of Metropolitan Nashville-Davidson County, Docket No. 21P953, John William Anders was appointed Executor. Said Will authorized Executor to sell subject property for the benefit of John William Anders, Debbie Jo McCullogh, Anthony Ray Anders, David Wayne Anders and Sheila Lynn Geary.

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.

John William Anders, Executor

John William Anders, Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John William Anders, Executor of the John Wallace Anders estate 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 29th day of December, 2021.

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

Notary Public
My Commission Expires: 3.9.23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 5025 Inglewood Ct
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 5025 Inglewood Ct
City, State, Zip: Nashville, TN 37216

Tax ID: 061-03-0-173.00

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 29. 2021.

Affiant Signature

12-29-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date