Karen Johnson Davidson County
Batch# 785008 DEEDWARR
01/05/2022 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $836.20
20220105-0002114

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216321

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 **$226,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of December, 2021

Notary Public
My Commission Expires: 3-7-23

P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of December, 2021, among:

MUSIC CITY HOLDINGS, LLC

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

DRD RENOVATIONS, LLC

a Tennessee 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 Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 34, unrecorded map of the Subdivision of Tract No. 14, Anderson Estates, Beginning at a point in the west margin of Nix Drive at the corner of Lots 33 and 34; thence with the line between said lots, westerly 175 feet to a point; thence northerly 115 feet to a corner of Lot 35; thence with the line between Lots 34 and 35, easterly 175 feet to the west margin of Nix Drive; thence with the margin of the same, southerly 115 feet to the point of beginning.

BEING the same property conveyed to Jerry L. Shrum and wife, Joyce Shrum by Warranty Deed from Oliver H. Dale dated March 12, 2014 and filed of record in Instrument No. 20140314-0021589, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Jerry Shrum and wife, Joyce Shrum **dated** 12-15-21, **and filed of record in Inst No.** 20211220-0168020, **Register's Office for Davidson County, Tennessee, on** 12-20-2021.

Being also known as 205 Nix Dr, Madison, TN 37115

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Mat Farmer, It's General Manager

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***General Manager*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***General Manager*** 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 ***General Manager***.

Witness my hand and official seal this 15th day of December, 2021.

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

_____
Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: DRD Renovations LLC
Address: 205 Nix Dr
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: DRD Renovations LLC
Address: 1004 Brookstone Blvd
City, State, Zip: Mount Juliet TN 37122

Tax ID: 043-10-0-013.00

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 12-15-2021.

Affiant Signature

12-15-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date