Karen Johnson Davidson County
Batch# 796444 DEEDWARR
01/27/2022 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $455.10
20220127-0010152

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216416

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 **$123,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.

Megan Crawford
Affiant

Sworn to and subscribed before me this 7th day of January, 2022

Notary Public
My Commission Expires: 3-9-23

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

WARRANTY DEED

THIS INDENTURE, made this 7th day of January, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CHAD MABRY

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".

Land in Davidson County, Tennessee, being Lot No. 152A of the Zone Lot Division of Lots Nos. 148-154, Harbor Gate Subdivision, Section Two, as of record in Plat Book 6900, page 251, amending Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Floyd S. Weekes and Rita A. Grant, as joint tenants with right of survivorship by deed from Kathie S. Arwood, unmarried and Farris G. Arwood, married, dated August 12, 1993, of record in Book 9048, page 641, Register's Office for Davidson County, Tennessee. The property was further conveyed to Floys S. Weekes and wife, Rita A. Weekes by deed from Thomas E. Stewart, Trustee, dated March 30, 1998, of record in Book 10868, page 378, Register's Office for said County. And, further conveyed to Floyd S. Weekes by Quitclaim deed from Rita A. Grant Weekes, dated December 28, 2012, of record in Instrument No. 20130108-0002467, Register's Office for said County.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Floyd S Weeks, Single dated January 6, 2022 and filed of record in instrument number 20220112-0004406, Register's Office for Davidson County, Tennessee, on January 12, 2022

Being also known as 604 Castlegate Drive, Nashville, TN 37217

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 7th day of January, 2022.

_____
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: Chad Mabry
Address: 604 Castlegate Drive
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Chad Mabry
Address: 5008 Pebble Creek
City, State, Zip: Antioch, TN 37013

Tax ID: 150-02-238

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 January 7, 2022.

Affiant Signature

1/7/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of January, 20 22.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY