Karen Johnson Davidson County
Batch# 803672 DEEDWARR
02/10/2022 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20220210-0015643

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|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20216382<br><br>**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 **$460,000.00**; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 19th day of January, 2022<br><br>Notary Public<br>My Commission Expires: 3-23 |

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

# WARRANTY DEED

**THIS INDENTURE**, made this 19th day of January, 2022, among:

## MUSIC CITY HOLDINGS, LLC

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

**AND**

## FORTUITOUS, LLC

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 the 13th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated September 20, 2021 and known as Job No. 210227 as follows:**

**Beginning at an iron pin set at the southeast corner of this tract and the southwest corner of the Solomon and Brenda Joyce Burns property (Inst # 201704180037832 R.O.D.C., Tn.) and on the northerly margin of Ashland City Highway; thence with the margin of Ashland City Highway and a curve to the right having a radius of 1318.42' and a long chord of 177.27', said chord having a bearing of N71°53'17"W, a distance along the curve of 177.40' to an iron pin set; thence leaving said Highway and with the line of the Alameda Disciples of Christ Church N37°32'37"E 62.08' to an existing iron pin ; thence with the line of Thomas R. Royal (Bk. 3506, pg. 97 R.O.D.C., Tn.) N38°35'30"E 98.71' to a set stone found; thence with the line of Larry and Lisa Everett (Inst # 201908050077711 R.O.D.C., TN.)N38°11'13"E 203.95' to an iron pin set; thence with the line of the Metro Government NES Power Board (BK 3795, pg. 829 R.O.D.C., Tn.) S12°38'29"W 103.33' to an existing iron pin; thence S67°32'04"E 142.04' to an iron pin set at a fence corner; thence with the line of the said Burns property S41°35'03"W 249.58' to the point of beginning, containing 1.07 acres more or less.**

**BEING a portion of the same property conveyed to RJX Partner, LLC a Delaware limited liability company by Warranty Deed from Rhythm Home and Development, LLC dated June 11, 2021 and filed of record in Instrument No. 20210621-0083606, 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 RJX Partner, LLC a Delaware limited liability company dated January 19, 2022 and filed of record in instrument number 20220128-0010519 , Register's Office for Davidson County, Tennessee, on January 28, 2022.**

**Being also known as 0 Ashland City Hwy, Nashville, TN 37218**

**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 19th day of January, 2022.

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

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

**Owner Name & Property Address:**

Name: Fortuitous, LLC
Address: 0 Ashland City Hwy
City, State, Zip: Nashville, TN 37218

**Responsible Party For Taxes:**

Name: Fortuitous, LLC
Address: 4117 Hillsboro Pk, Ste 103-2
City, State, Zip: Nashville TN 37215

**Tax ID:** 069-11-0-052.00

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 1/19/2022.

Affiant Signature

1/19/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 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