WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022.

Notary Public

COMMISSION EXPIRES: My Comm. Expires January 6, 2025

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 806820 DEEDWARR
02/16/2022 11:22:30 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20220216-0018052

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grand Gors, LLC	New Owner	053-08-0-047
(NAME)	(NAME)	
708 Turner CT		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Music City Classics, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grand Gors, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being described according to a survey dated August 21, 2002, by Mark D. Devendorf, Registered Land Surveyor, License No. 1743 as follows: Beginning at an iron pin in the northeasterly margin of Lakeshore Drive a/k/a Pitts Ave., in the city of Old Hickory, TN, a corner to the property conveyed to Vallie Brown by deed of record in Book 1490, Page 143, Register's Office for Davidson County, Tennessee; thence, with said margin of Lakeshore Drive, N 45 deg. 15' 54" W 110.37 feet to an iron pin; thence leaving Lakeshore Drive, N 44 deg. 35' 58" E 451.34 feet to an iron pin in the margin of Cumberland River/Old Hickory Lake; thence, with said margin S 37 deg. 22' 11" E 212.84 feet to an iron pin; thence, leaving the margin of Cumberland River/Old Hickory Lake with an alley, S 45 deg. 05' 15" W 282.94 feet to an iron pin; thence, with the northeasterly line of Vallie Brown, N 45 deg. 02' 54" W 96.36 feet to an iron pin; thence continuing with the line of Vallie Brown, S 45 deg. 15' 52" W 139.54 feet to the point of beginning, containing 1.79 acres, more or less.

Being the same property conveyed to Music City Classics, Inc. by Warranty Deed via Agreed Amended Order (Docket No. 19P-1903) from Terri R. Provost and Valerie R. Blackburn of record in Instrument No. 20210923-0127928, dated September 10, 2021 and recorded September 2 2021, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2411 Lakeshore Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37138 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of January, 2022.

Music City Classics, Inc., a Tennessee Corporation

By: _____
Russell E. Parrish, President

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Russell E. Parrish**, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **President, of Music City Classics, Inc.,** the within named bargainor, a Tennessee Corporation, and that he as such President, being authorized to do so executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2022.

_____
Robert L. Scruggs

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 31st day of January, 2022.

_____ 01/31/2022
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 31st day of January, 2022.

_____
Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.