Karen Johnson Davidson County
Batch# 808886 DEEDWARR
02/22/2022 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $547.60
20220222-0019726

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$148,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226568	Affiant Sworn to and subscribed before me this 9th day of February, 2022. Notary Public My Commission Expires: 3/24/22
After Recording Return To The Above.	

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2

WARRANTY DEED

THIS INDENTURE, made this 9th day of February, 2022, among:

JOVON CAYCE JENKINS, NOW KNOWN AS JOYCE LYNN JENKINS, MARRIED AND WILLIAM TRAVIS LOCKE, SINGLE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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

AND

MUSIC CITY HOLDINGS, LLC

a Texas 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".

Land in Davidson County, Tennessee, being Unit No. 142 of Belle Meade Highlands Condominium, as created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Jovon Cayce Jenkins, married and William Travis Locke, single, a tenants in common with rights of survivorship by deed from Ashley Claire Heeney, unmarried, dated June 7, 2021, of record in Instrument No. 20210611-0079376, as corrected in Instrument No. 20210628-0087253, Register's Office for Davidson County, Tennessee.

The said Jovon Cayce Jenkins had her name changed to Joyce Lynn Jenkins per Court Order from The Chancery Court for the State of Tennessee Twentieth Judicial District, Davidson County in Case number 21-1048-II

The said Jovon Cayce Jenkins NKA Joyce Lynn Jenkins is married to William Howard Lock who joins in this conveyance for the purpose of conveying any and all marital rights to the aforesaid property

Being also known as 21 Vaughns Gap Road, Unit 142, Nashville, TN 37205

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.

Jovon Cayce Jenkins Now Known As Joyce Lynn Jenkins

William Travis Locke

William Howard Locke

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jovon Cayce Jenkins now known as Joyce Lynn Jenkins, William Howard Locke and William Travis Locke, 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 9th day of February, 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: Music City Holdings, LLC
Address: 21 Vaughns Gap Road, Unit 142
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 21 Vaughns Gap Road, Unit 142
City, State, Zip: Nashville, TN 37205

Tax ID: 129-15A-142.00

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 2/9/2022.

Affiant Signature

2/9/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of February, 2022.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date