Karen Johnson Davidson County
Batch# 809634 DEEDWARR
02/22/2022 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20220222-0020187

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20216415

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 **$380,000.00**; 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 31st day of January, 2022

Notary Public
My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 31st day of January, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

KEEP KALM, 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".

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the plan of the subdivision of the C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, being the northeasterly part of Lot No. 3 on the unrecorded plan of part of said Lot No. 8, described according to a survey made by Z. J. Wilkinson, Surveyor, October 3, 1957, as follows:

Beginning at an iron pin at the southwest corner of Maudina Street and Osceola Avenue, as widened; thence with the southerly margin of Maudina Street, westwardly 85 feet to an iron pin, the northeast corner of the property conveyed to Ernest B. Talley and wife, by deed from Herbert W. Talley and wife, of record in Book 1640, page 597, said Register's Office; thence with the easterly line of said Talley property, southwardly 138.6 feet to an iron pin; thence eastwardly 83.3 feet to an iron pin on the westerly margin of Osceola Avenue, said point being 75.4 feet north of the northeast corner of the property conveyed to E. C. Talley and wife by deed from Herbert W. Talley and wife, of record in Book 1630, page 193, said Register's Office; thence with said Avenue, northwardly 124.5 feet to the beginning.

Being the same property conveyed to Prabhakar Pallapothu and wife, Lakshmi Pallapothu by deed from Juanita McCord Allinder, dated April 25, 1985, of record in Book 6542, page 491, 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 Prabhakar Pallapothu and wife, Lakshmi Pallapothu, dated January 31, 2022, and filed of record in Instrument No. 20220202-0012215, Register's Office for Davidson County, Tennessee, on February 2, 2022_.

Being also known as 5701 Maudina Avenue, Nashville, TN 37209

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 31st 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: Keep Kalm LLC
Address: 5701 Maudina Ave
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Keep Kalm LLC
Address: 1151 Scholl Lane
City, State, Zip: Santa Cruz CA 95062

Tax ID: 103-2-95

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 1/31/2022

Affiant Signature

1/31/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of January, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY