Karen Johnson Davidson County
Batch# 814486 DEEDWARR
03/02/2022 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $2,068.49
20220302-0023965

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226483 **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 **$559,052.00**; 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 11th day of February, 2022 Notary Public My Commission Expires:

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

WARRANTY DEED

THIS INDENTURE, made this 11th day of February, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

FARE, 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 Davidson County, Tennessee, being Lot No. 54 on the Plan of D T McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of 11th Avenue North, formerly Filmore or Tilden Street and Scovel, formerly Madison Street; thence with the westerly margin of said Avenue; northwardly 106 feet, more or less, to the corner of Lots Nos. 54 and 55; thence westerardly with the line between two lots 150 feet to the easterly margin of an alley; thence with said alley, southwardly 60 feet to the northerly margin of Scovel Street; thence with said Street, eastwardly 157 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is a 3,284 square feet tract, more or less conveyed to the State of Tennessee by deed of record in Book 4181, page 532, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a portion of Lot No. 54 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point of intersection between the easterly margin of an alley and the northerly margin of Scovel Street, said point being the southwest corner of Lot 54 on the Plan of McGavock, Wetmore and Others Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said alley and the westerly boundary of said Lot 54, N 33° 45' 55" W 61 feet to a point, said point being the common corner between Lots 54 and 55 in the aforesaid subdivision; thence with the common line of between said Lots 54 and 55, N 56° 06' 53" E 49.31 feet to a point; thence S 31° 58' 26" E 75.13 feet to a point in the northerly margin of Scovel Street; thence with the northerly margin of Scovel Street and the southerly boundary of said Lot 54, S 72° 49' 28" W 49 feet to the point of beginning.

Being the same property conveyed to Khira Turner by Deed of Correction Warranty Deed from Robyn R. Mace, as devisee under the Last Will and Testament of Gilbert W. Phillips, dated July 13, 2012, of record in Instrument No. 20120717-0062576, 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 Khira Turner dated February 11, 2022, and filed of record in instrument number 20220216-0017837, Register's Office for Davidson County, Tennessee, on February 16, 2022

Being also known as 1201 11th Avenue North, Nashville, TN 37208

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 11 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: Fase, LLC
Address: 1201 11th Ave N
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Fase LLC
Address: 108 Bella Vista Drive
City, State, Zip: Goodlettsville, TN 37072

Tax ID: 081-16-112.00

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 2/11/2022

Affiant Signature

2/11/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of February, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY