Karen Johnson Davidson County
Batch# 815367 DEEDWARR
03/04/2022 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $580.90
20220304-0024751

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226558

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 **$157,000.00;** 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 10th 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 10th day of February, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CK FLIPS 615, 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. 7 on the Plan of N.R. Roberts Subdivision, not of record, described as follows:

Said Lot No. 7 fronts 60 feet on the southerly side of Antioch Pike and runs back between parallel lines 180 feet to a dead line.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion of said land conveyed to the State of Tennessee by deed from Nolen Stafford and wife, Agnes W. Stafford, dated August 7, 1959, of record in Book 2929, page 247, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the South margin of Antioch Pike where the lands of Stafford and Templeton corner and runs with the South margin of Antioch Pike North 74 degrees West 60 feet to a point in the boundary line between the lands of C.P. Grisham and Stafford; thence with said boundary line South 16 degrees West 12 feet to a point; thence South 74 degrees East 60 feet to a point in the boundary line between the lands of Stafford and Templeton said point being 40 feet right of centerline Station 2+30 of Antioch Pike; thence with said boundary line North 16 degrees East 12 feet to a point of beginning, containing 0.018 acres, more or less.

Being a portion of the property conveyed to Jason Vaal by deed from Brent Miller, dated September 27, 2011, of record in Instrument No. 20110927-0074900, 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 Jason Vaal, dated February 10, 2022, and filed of record in Instrument No. 202120222-0020206, Register's Office for Davidson County, Tennessee, on February 22, 2022.

Being also known as 1053 Antioch Pike, Nashville, TN 37211

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 10 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: Ck Flips 615, LLC
Address: 1053 Antioch Pike
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: CK Flips 615, LLC
Address: 5715 Brentwood, Trce
City, State, Zip: Brentwood, TN 37027

Tax ID: 183-08-032.00

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 2/10/2022

Affiant Signature

2/10/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of February, 20 22.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date