Karen Johnson Davidson County
Batch# 818787 DEEDWARR
03/09/2022 04:06:30 PM 4 pgs
Fees: $23.00 Taxes: $580.90
20220309-0027326

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226673

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 the Premises would command at a fair and voluntary sale.

James C Tolbert Jr
Affiant

Sworn to and subscribed before me this 28th day of February, 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 28th day of February, 2022, among:

JAMES C. TOLBERT, JR.

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 part of Lot No. 119 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 119 begins at a point on the southerly margin of Rose Street, which point is 83.24 feet west of the southwest corner of the intersection of said Rose Street and 24th Avenue North; thence in a westerly direction along said Rose Street 70.26 feet to the margin of a 15 foot alley; thence in a southerly direction with the easterly margin of said alley a distance of 87 feet to a point, being the common corner of Lot Nos. 119 and 120 on said plan; thence in an easterly direction with the dividing line between Lots 119 and 120 a distance of 62.65 feet to a point; thence North 10 degrees west, a distance of 73 feet to the point of beginning.

Being the same property conveyed to James C. Tolbert, Jr. by deed from Joanie Abernathy, Administratix of the Estate of the Estate of Virginia D. Gray, dated May 12, 1992, of record in Book 8624, page 554, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.

This property being known as 2401 B Santi Avenue, 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 have executed this instrument on the date first above written.

James C. Tolbert, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, James C. Tolbert, Jr., 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 28th day of February, 2022.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2401 B Santi Avenue
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2401 B Santi Avenue
City, State, Zip: Nashville, TN 37208

Tax ID: 081-10-205.00

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 2/28/2022

Affiant Signature

2/28/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of February, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY