Karen Johnson Davidson County
Batch# 823767 DEEDWARR
03/17/2022 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20220317-0031328

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226676

**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 **$215,000.00;** 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 28th day of February, 2022

Notary Public
My Commission Expires: 3.9.23

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

# WARRANTY DEED

**THIS INDENTURE**, made this 28th day of February, 2022, among:

## MUSIC CITY HOLDINGS, LLC

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

**AND**

## WESTERNS INVESTMENTS, LLC

a Wyoming 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 the southerly thirty-five (35) feet of Lot No. 377, on the plan of Wetmore, McGavock et al, First Addition to Nashville called the "Town of McGavock", as of record in Book 21, page 23, Register's Office for said County.**

**Said part of Lot No. 377 fronts thirty-five (35) feet on the easterly side of 11th Avenue, North, formerly Tilden or Filmore Street, and runs back between parallel lines, 108 feet on the southerly line and 96 feet, more or less, on the northerly line to an alley, on which it measures 35 feet.**

**Being the same property conveyed to James C. Tolbert, Jr. by deed from Marie S. Morris, Trustee, dated March 4, 1992, of record in Book 8577, page 445, 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 James C. Tolbert, Jr. dated February 28, 2022 and filed of record in instrument number 20220309-0027285, Register's Office for Davidson County, Tennessee, on March 9, 2022.**

**Being also known as 1612 11th Avenue N, 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:** _____
**Wyatt Tiffany, Authorized Signor**

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** 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 ***Authorized Signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signor*** 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 ***Authorized Signor***.

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: Westerns Investments LLC
Address: 1612 11th Avenue N
City, State, Zip: Nashville, TN 37208

**Responsible Party For Taxes:**

Name: Westerns Investments LLC
Address: 3760 Juliette Circle
City, State, Zip: Corona CA 92881

**Tax ID: 081-12-077.00**

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.

Date

Affiant Signature

2/28/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of February, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

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