Karen Johnson Davidson County
Batch# 825225 DEEDWARR
03/21/2022 09:50:30 AM 4 pgs
Fees: $23.00 Taxes: $518.00
20220321-0031993

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226701

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 **$140,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of March, 2022.

Notary Public
My Commission Expires: 1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INDENTURE, made this 10th day of March, 2022, among:

SONDRA NICOLE VELAZQUEZ AND JACK E. INGRAM

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 Lot No. 59, Unit 59A, Priest Lake Forest, Section Three, of record in Plat Book 5800, page 161 and Condominium Site Plan of record in Plat Book 5800, page 263, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jack E. Ingram by deed from Sandra K. Phillips, unmarried, dated December 16, 1993, of record in Book 9198, page 736, Register's Office for Davidson County, Tennessee. The property was further conveyed to Jack E. Ingram, as to a Life Estate and Sondra Nicole Velazquez, as to the Remainder by deed from Jack E. Ingram, dated March 4, 2021, of record in Instrument No. 20210318-0035737, said Register's Office.

This property being known as 2838 Lake Forest Drive, Nashville, TN 37217.

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.

Sondra Nicole Velazquez

Jack E. Ingram

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sondra Nicole Velazquez and Jack E. Ingram, 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 10th day of March, 2022.

Notary Public
My Commission Expires: 1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2838 Lake Forest Drive
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 2838 Lake Forest Drive
City, State, Zip: Nashville, TN 37217

Tax ID: 136-10A-041.00

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 3/10/2022.

Date

Affiant Signature

3/10/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of March, 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