Karen Johnson Davidson County
Batch# 833575 DEEDWARR
04/01/2022 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,206.20
20220401-0038201

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226740

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 **$326,000.00** 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 25th day of March, 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 25th day of March, 2022, among:

PAMELA JEAN HARSIN

UNMARRIED

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. 174 on the Plan of Bellshire Estates, Section 4, of record in Book 2133, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pamela J. Harsin, unmarried by deed from Raymond A. Finn and wife, Donna Finn, dated October 16, 2001, of record in Instrument No. 20011019-0114456, Register's Office for Davidson County, Tennessee. The property was further conveyed to Pamela J. Harsin and Joseph G. Thompson, as joint tenants with right of survivorship by deed from Michael T. Moser, Trustee, dated November 8, 2001, of record in Instrument No. 20011112-0124027, said Register's Office. And, further conveyed to Joseph Gregory Thompson by deed from Pamela J. Harsin, dated August 7, 2013, of record in Instrument No. 20130809-0083875, said Register's Office. The said Joseph Gregory Thompson having since died on September 19, 2020 and by his Last Will and Testament of record in Docket No. 20P-1842, Probate Court Clerk's Office for Davidson County, Tennessee, the property was devised to Pamela Jean Harsin. The property was further conveyed to Pamela J. Harsin and Ryan Duane Harsin, as joint tenants with right of survivorship by deed from Pamela J. Harsin, dated October 7, 2021, of record in Instrument No. 20211022-0141802, said Register's Office. And, further conveyed to Pamela J. Harsin by deed from Ryan Duane Harsin, dated November 7, 2021, of record in Instrument No. 20211214-0164999, said Register's Office.

Pamela J. Harsin and Pamela Jean Harsin being one and the same person.

Being also known as 3916 Devonshire Drive, Nashville, TN 37207

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.

Pamela Jean Harsin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Pamela Jean Harsin, 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 25th day of March, 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, a Texas limited liability company
Address: 3916 Devonshire Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC, a Texas limited liability company
Address: 3916 Devonshire Drive
City, State, Zip: Nashville, TN 37207

Tax ID: 041-11-107

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 3/25/2022.

Date

Affiant Signature

3/25/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of March, 2022.

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