Karen Johnson Davidson County
Batch# 833964 DEEDWARR
04/04/2022 01:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,690.90
20220404-0038821

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226687

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 **$457,000.00**; 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 8th 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 8th day of March, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

GREGATH-GOOD REAL ESTATE LLC

including all heirs, 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 easterly 37-1/2 feet of the southerly 150 feet of Lot No. 58 and the westerly 25 feet of the southerly 150 feet of Lot No. 59 on the Plan of Stratton and Seymour's Addition to Edgefield, of record in Book 57, page 23, said Register's Office, described as follows:

Beginning on the northerly margin of Chicamauga Avenue or Street, 37.5 feet west of the corner of Lots Nos. 58 and 59; being the southeasterly corner of the property conveyed to E. L. Brooks and wife by deed from L. A. Morrisay and wife, of record in Book 641, page 196, said Register's Office; thence with their easterly line northwardly 150 feet to the southerly margin of a proposed alley; thence with the southerly margin of said alley, eastwardly 62.5 feet to a point 25 feet east of the line between said Lots Nos. 58 and 59;

thence southwardly and parallel with the line between said two lots 150 feet to the northerly margin of Chicamauga Avenue or Street; thence with the northerly margin of said Avenue or Street; thence with the northerly margin of said Avenue or Street westwardly 62.5 feet to the point of beginning.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Magnetic Homes LLC a Arizona Limited liability company dated March 14, 2022, and filed of record in instrument number 20220321-0032348, Register's Office for Davidson County, Tennessee, on March 21, 2022.

Being also known as 1015 Chicamauga Avenue, Nashville, TN 37206.

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 8 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: Gregath-Good Real Estate LLC
Address: 1015 Chicamauga Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Gregath - Good Real Estate LLC
Address: 408 Sandcastle Rd
City, State, Zip: Franklin TN 37069

Tax ID: 083-05-062.00

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 3/8/2022.

Date

Affiant Signature

3/8/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 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