Name and Address of New Owner:
Music City Holdings, LLC
621 Shady Lane
Nashville, TN 37206

Send Tax Bills To:
Music City Holdings, LLC
630 Hunts Point #3026
Grand Prairie, TX 75050

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 083 11 0 031.00

Karen Johnson Davidson County
Batch# 842488 DEEDWARR
04/20/2022 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20220420-0045543

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marc Walker A/K/A Mark Walker, Individually, and Marc Walker, as the Sole Heir-at-Law of James E. Walker, Jr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 93 on the Rolling Acres Subdivision, as of record in Plat Book 1130, Page 34, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lots.

Being the same property conveyed to James E. Walker, Jr. and wife Beverly M. Walker, by Warranty Deed from Margaret C. Pippin, unmarried, of record in Book 7456, Page 1802, in the Register's Office of Davidson County, Tennessee, dated January 19, 1988 and recorded on January 26, 1988. Beverly M. Walker has since died on November 26, 2018 and subject property being vested in James E. Walker, Jr. as the surviving tenant by the entirety.

Being the same property conveyed to James E. Walker, Jr. and Mark Walker, by Quitclaim Deed from James E. Walker, Jr., of record in Instrument No. 20210524-0069973, in the Register's Office of Davidson County, Tennessee, dated May 17, 2021 and recorded on May 24, 2021. ***James Edward Walker, Jr. has since died on January 22, 2002 leaving Marc Walker as the sole Heir-at-Law. For further reference to title, see Affidavits to be recorded simultaneously herewith in Book*** 202204200045540____, ***Book*** 202204200045541, ***Book*** _202204200045542 ***in the Register's Office of Davidson County, Tenenssee.***

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

This improved property known as 621 Shady Lane, Nashville, TN 37206.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of March, 2022.

_____(SEAL)
Marc Walker A/K/A Mark Walker

_____(SEAL)
Marc Walker, Sole Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2022, before me personally appeared Marc Walker A/K/A Mark Walker, individually and Marc Walker, as the Sole Heir-at-Law of James E. Walker, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of March, 2022.

Notary Public
My commission expires:
File No. 2022-4424-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3/31/2022 (date of document).

Affiant Signature

4/4/2022
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 4th day of April, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25