This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216399 **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 **$355,000.00** 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 19th day of April, 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 19th day of April, 2022, among:

EDMUND JOHN ULLRICH, JR. AND ROBERTA CORINNE WHITE

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".

Karen Johnson Davidson County
Batch# 846268 DEEDWARR
04/27/2022 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20220427-0048529

Land in Davidson County, Tennessee, being the easterly portion of Lots Nos. 126 and 127 on the Map of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point where the westerly margin of Edwards Avenue intersects the southerly margin of Maplewood Lane; thence westwardly along the southerly margin of Maplewood Lane 157.2 feet to a point; thence southwardly 162.5 feet to a point; thence eastwardly 150 feet to a point on the westerly margin of Edwards Avenue; thence along said margin of said Avenue, northwardly 195.8 feet to the point of beginning.

Being the same property conveyed to Edmund J. Ullrich and wife, Edna Ullrich by deed from Mae C. Rawls, as surviving tenant by the entireties, dated February 8, 1967, of record in Book 4102, page 861, Register's Office for Davidson County, Tennessee. The said Edmund J. Ullrich hyaving since died on October 13, 1992, leaving Edna Ullrich as surviving tenant by the entirety. The said Edna Roberta Boyte fka Edna Ullrich having since died on March 27, 2020 and pursuant to Order to Probate to Establish Muniment of Title of record in Docket No. 22P330, Davidson County Probate Court Clerk's Office and by the Last Will and Testament of Edna Roberta Boyte, the subject property was devised to Edmund John Ullrich, Jr. and Roberta Corinne White.

Being also known as 718 Maplewood Lane, Nashville, TN 37216

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.

Edmund John Ullrich Jr.

Edmund John Ullrich, Jr.

Roberta Corinne White

Roberta Corinne White

By Her Attorney in fact, Edmund John Ullrich, Jr. aka Bobbie Ullrcih White

By her attorney in fact,
Edmund J. Ullrich Jr.
AKA Bobbie Ullrich White

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Edmund John Ullrich, Jr. and Roberta Corinne White, 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 19th day of April, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 718 Maplewood Lane
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 718 Maplewood Lane
City, State, Zip: Nashville, TN 37216

Tax ID: 061-06-157.00

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 4/19/2022.

Date

Affiant Signature

4/19/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of April, 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