Karen Johnson Davidson County
Batch# 847975 DEEDWARR
04/29/2022 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20220429-0049627

Name and Address of New Owner:
Music City Holdings, LLC
4913 Millerwood Drive
Nashville, TN 37211

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: 147 15 0 106.00

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, **Rebecca L. Anderson, unmarried woman**, "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 Lot No. 32 on the Plan of Whispering Hills, Section 5, as of record in Plat Book 3300, Page 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rebecca L. Anderson, Unmarried Woman, by Quitclaim Deed from Terry C. Newell, unmarried, of record in Book 10596, Page 867, in the Register's Office of Davidson County, Tennessee, dated August 26, 1997 and recorded on September 05, 1997.

Being the same property conveyed to Terry C. Newell and wife, Rebecca A. Newell, by Warranty Deed from James O. Adams and wife, Ruby A. Adams, of record in Book 7334, Page 643, in the Register's Office for Davidson County, Tennessee, dated August 21, 1987 and recorded on August 25, 1987. Also see Final Decree of Divorce of record in File No. 94D-1412, in the Fourth Circuit Court for Davidson County, Tennessee.

This improved property known as 4913 Millerwood Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 22nd day of April, 2022.

Rebecca L. Anderson (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2022, before me personally appeared Rebecca L. Anderson, 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 22nd day of April, 2022.

Notary Signature
My commission expires: 6·21·25

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

AFFIDAVIT OF VALUE

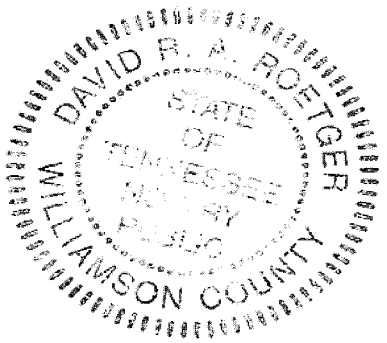
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $435,000.00, 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
22nd day of April, 2022.

Notary Public
My commission expires: 6.21.25
File No. 2022-4397-SK



Tennessee Certification of Electronic Document

I, Korla 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 4.22.2022 (date of document).

Affiant Signature

4.22.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 22nd day of April, 2022.

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

Notary Public

COMMISSION EXPIRES: 6-21-25