Karen Johnson Davidson County
Batch# 848183 DEEDWARR
04/29/2022 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20220429-0049955

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226941

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 **$345,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

MS

Affiant

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

Ruth E Rose, as Trustee for the Juanita J. Riddle Living Trust, dated February 21, 2018
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. 168 on the Plan of Merry Oaks Subdivision, of record in Book 1835, page 67, 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 H.C. Riddle and wife, Juanita J. Riddle by deed from Deon Shuck, dated August 16, 1982, of record in Book 5925, page 757, Register's Office for Davidson County, Tennessee. The said H.C. Riddle aka Herbert Carl Riddle having since died on October 20, 1987, leaving Juanita J. Riddle as surviving tenant by the entirety. Juanita J. Riddle conveyed the property to Juanita J. Riddle, as Trustee for the Juanita J. Riddle Living Trust, dated February 21, 2018 by deed dated February 21, 2018, of record in Instrument No. 20180308-0022107, Register's Office for Davidson County, Tennessee. The said Juanita J. Riddle having since died on September 2, 2021 Ruth E. Rose is the Trustee with authority to sell real property that is part of the Trust Estate.

Being also known as 236 Fairway Drive, Nashville, TN 37214

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.

Ruth E Rose

Juanita J. Riddle, as Trustee for the Juanita J. Riddle Living Trust, dated February 21, 2018

BY: Ruth E Rose

Ruth E. Rose, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Ruth E. Rose** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Trustee of The Juanita J. Riddle Living Trust, dated February 21, 2018.**

Witness my hand and official seal this 22nd day of April, 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
Address: 236 Fairway Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 236 Fairway Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 095-07-012.00

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 4/22/2022.

Date

Affiant Signature

4/22/2022

Date

State of Tennessee

County of Williamson

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