Karen Johnson Davidson County
Batch# 851109 DEEDWARR
05/05/2022 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220505-0051907

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Music City Holding LLC 928 Birchmill Point South Nashville, TN 37013	Music City Holding LLC 928 Birchmill Point South Nashville, TN 37013	119-15-0-044.00

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, **T & J Ventures LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holding LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Southlake, Section Two of record in Plat Book 2083, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julian Schmid, a married man by Special Warranty deed from Ascend Federal Credit Union of record in Instrument No. 20150501-0039482 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on May 01, 2015.

Being the same property conveyed to Julian Schmid, a married man and Timothy Schmid, a married man by Quitclaim deed from Julian Schmid, a married man of record in Instrument No. 20151116-0116258 Register's Office for Davidson County, Tennessee, dated November 12, 2015 and recorded on November 16, 2015.

Being the same property conveyed to T & J Ventures, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Julian Schmid, a married man and Timothy Schmid, a married man of record in Instrument No. 20151231-0131573 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 31, 2015.

Being also known as 3105 Southlake Drive Nashville, Tennessee 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 20th day of April, 2022.

T & J Ventures LLC, a Limited Liability Company

By: _____(SEAL)
Timothy Schmid a/k/a Tim Schmid, Member

By: _____(SEAL)
Julian Schmid, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The undersigned Notary Public of the state and county mentioned, personally appeared Timothy Schmid a/k/a Tim Schmid and Julian Schmid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of T & J Ventures, the within named bargainor, a Tennessee Limited Liability Company, and that such Timothy Schmid a/k/a Tim Schmid and Julian Schmid as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, at office in Nashville, this 20th day of April, 2022.

M.R. Schodrosk
Notary Signature

Printed Name: M.R. Schodrosk

My commission expires: _____

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

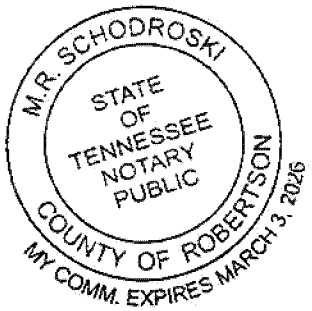
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $350,000.00, 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
20th day of April, 2022.

Notary Public
My commission expires:_____
File No. 2022-1016



Tennessee Certification of Electronic Document

I, Milissa Low 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 4/20/22 (date of document).

Affiant Signature

4/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of April, 2022

M.R. Schodroski
Notary's Signature

MY COMMISSION EXPIRES: March 3, 2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON