Karen Johnson Davidson County
Batch# 853746 DEEDWARR
05/11/2022 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.13
20220511-0053980

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226939 **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 **$474,900.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 26th 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 26th day of April, 2022, among:

MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

MARGARET E. MAYO

including all heirs, 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. 107 on the Plan of Henderson Gardens, Section Two, as of record in Book 2900, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William J. Woodfin and wife, Deborah A. Woodfin by deed from Nola Jane Troxel, unmarried, dated September 5, 2002, of record in

Instrument No. 20020911-0110875, Register's Office for Davidson County, Tennessee. The property was further conveyed to William J. Woodfin by deed from Deborah A. Woodfin, dated March 27, 2003, of record in Instrument No. 20050311-0026998, said Register's Office. The said William J. Woodfin having since died on March 30, 2005 and evidenced by Affidavit of Heirship of record in Instrument No. 20220503-0051289, his sole heirs at law being Jeffrey Scott Woodfin and Mark Stephen Woodfin.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Jeffrey Scott Woodfin and Mark Stephen Woodfin dated April 26, 2022 and filed of record in instrument number 20220503-0051290, Register's Office for Davidson County, Tennessee, on May 3, 2022.

Being also known as 1626 Lethia Drive, Nashville, TN 37206

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____
Wyatt Tiffany

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized Signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signor***.

Witness my hand and official seal this 26 day of April, 2022.

_____
Notary Public
My Commission Expires: 3.7.23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Margaret E Mayo
Address: 1626 Letha Dr
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Margaret E Mayo
Address: 131 12th Ave N
City, State, Zip: Nashville TN 37203

Tax ID: 073-13-185.00

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 4/26/2022.

Date

Affiant Signature

4/26/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 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