This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20226980 **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 **$285,000.00**, 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 28th 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 28th day of April, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

BLADE HOMES LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

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 the 13th Civil District of Davidson County, Tennessee, described according to a survey made March 16 and 17, 1961, by Geo. W. Watkins, Surveyor, as follows:

Karen Johnson Davidson County
Batch# 856394 DEEDWARR
05/17/2022 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220517-0056452

Beginning in the westerly margin of Buena Vista Pike at a point 51.9 feet South 25 deg. 25 min. East of the southeasterly corner of a 6-foot strip of land conveyed by R. B. Beal and wife, to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed of record in Book 3253, page 625, said Register's Office, said beginning point being also in the southerly margin of a 50-foot proposed road, and running thence, along the westerly margin of said Pike, South 25 deg. 25 min. East 150 feet; thence South 80 deg. 15 min. West 340.5 feet; thence North 9 deg. 45 min. West 144.4 feet to the southerly margin of said 50-foot proposed road; thence with the same, North 80 deg. 15 min. East 300 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM, as set out in Book 3675, page 375, Register's Office for Davidson County, Tennessee, is a small triangle located at the northeasterly corner of said property, which small triangle is reserved for a turning radius to be added to the said 50-foot proposed road at its intersection with Buena Vista Pike, the said small triangle being described as follows:

Beginning at the same beginning point referred to in the corrected description above, and running thence, along the westerly margin of Buena Vista Pike, South 25° 25' East 25 feet; thence northwestwardly, along a curve having a radius of 25 feet, a distance of 37.6 feet, more or less, to the southerly margin of said 50-foot proposed road; thence, with the same, North 80° 15' East 25 feet to the beginning.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Zach W. Corley unmarried dated April 28, 2022, and filed of record in Instrument No.20220503-0051110, Register's Office for Davidson County, Tennessee, on May 03, 2022.

Being also known as 5115 Buena Vista Pike, Nashville, TN 37218

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 28th 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: Blade Homes LLC
Address: 5115 Buena Vista Pike
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Blade Homes LLC
Address: 6904 Spring Water Street
City, State, Zip: Smyrna TN 37167

Tax ID: 059-042.00

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 4/28/2022.

Date

Affiant Signature

4/28/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 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