Karen Johnson Davidson County
Batch# 856422 DEEDWARR
05/17/2022 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20220517-0056491

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226957

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 **$240,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of May, 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 5th day of May, 2022, among:

LENON JEAN ANDERSON, AN UMARRIED PERSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS

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 the southeasterly 60 feet of Tract No. 35 on the Plan of G. Gilbert Lowe lands, not of record, described in part according to a survey by T. R. Sanford, Surveyor, September 21, 1956, as follows:

Beginning at an iron pin of the southerly side of Old Hickory Boulevard at the common corner of Tract No. 35 and Tract No. 36; thence with the line between said tracts 285.5 feet to an iron pin in a fence line; thence northwardly with said fence line 60 feet to a point; thence along a line 60 from and parallel with the common line between Tract Nos. 35 and 36, 260 feet, more or less, to the southerly margin of Old Hickory Boulevard; thence with margin of said boulevard southeasterly 60 feet to the point of beginning.

Being the same property conveyed to Lenon Jean Anderson, an unmarried person by deed from Patricia Shirley, Trustee of the Harry Lee Shirley Trust, dated October 26, 2005, of record in Instrument No. 20051028-0130395, Register's Office for Davidson County, Tennessee.

Being also known as 1253 Old Hickory Blvd., Nashville, TN 37207.

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.

Lenon Jean Anderson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Lenon Jean Anderson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2022.

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

Notary Public
My Commission Expires: 3.2.23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1253 Old Hickory Blvd.
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1253 Old Hickory Blvd.
City, State, Zip: Nashville, TN 37207

Tax ID: 041-07-039.00

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 5/5/2022.

Date

Affiant Signature

5/5/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 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