Karen Johnson Davidson County
Batch# 866090 DEEDWARR
06/01/2022 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20220601-0063419

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227077

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 **$425,000.00;** 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 20th day of May, 2022

Notary Public
My Commission Expires: 3.7.23

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

THIS INDENTURE, made this 20th day of May, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

ALLEN PERRY, A MARRIED MAN

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 11th, formerly the 18th Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of Otay Street at the southeast corner of the property conveyed to H. M. Clark and wife by deed from Alice S. Morton and husband, of record in Book 638, page 344, Register's Office for said County; thence with Clark's easterly line, northwardly 247 feet to stake; thence continuing with Clark's line, eastwardly 75 feet to a stake; thence southwardly, parallel with Clark's easterly line, 247 feet to the center of Otay Street; thence with the center of said Street, westwardly 75 feet to the beginning.

Being the same property conveyed to Stephen F. Meade by deed from R. C. Tanley and L. C. Tanley, as tenants in common, dated June 24, 1988, of record in Book 7596, page 756, Register's Office for Davidson County, Tennessee. The property was further conveyed to Stephen F. Meade by deed from Lee Putman, dated September 10, 1993, of record in Book 9100, page 198, said Register's Office. The property was further conveyed to Helen Katherine Creason Meade by deed from Stephen F. Meade, to create a tenancy by the entirety, dated September 27, 2006, of record in Instrument No. 20060928-0119917, said Register's Office. The said Helen Katherine Creason Meade aka Katherine Creason Meade having since died on April 29, 2010, leaving Stephen F. Meade as surviving tenant by the entirety.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Stephen F. Meade dated May 20, 2022 and filed of record in Instrument No. 20220524-0060164, Register's Office for Davidson County, Tennessee, on May 24, 2022.

Being also known as 1311 Otay Street, Nashville, TN 37216

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 20th day of May, 2022.

_____
Notary Public
My Commission Expires: 3-7-23

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Owner Name & Property Address:

Name: Allen Perry
Address: 1311 Otay St
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Allen Perry
Address: 1725 Stokes Lane
City, State, Zip: Nashville TN 37215

Tax ID: 072-10-258.00

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 5/20/2022.

Date

Affiant Signature

5/20/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 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