Karen Johnson Davidson County
Batch# 869373 DEEDWARR
06/10/2022 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,333.85
20220610-0066129

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227099 **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 **$360,500.00;** 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 24th 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 24th day of May, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

CORE 3 NASHVILLE, 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 Davidson County, Tennessee, being Lot No. 47 on the Revised Plan of Section 1, Morrow Meadows, as of record in Book 2083, page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Roger Lee DeLoach and wife, Helen DeLoach by deed from Bobby R. Cannon and wife, Shirley M. Cannon, dated June 30, 1961, of record in Book 3250, page 355, Register's Office for Davidson County, Tennessee. The said Roger Lee DeLoach having since died on March 7, 2021, leaving Helen DeLoach as surviving tenant by the entirety. The said Helen DeLoach having since died testate on September 7, 2021 and pursuant to Affidavits of Heirship of record in Instrument No. 20211222-0169027 and Instrument No. 20211222-0169028, Register's Office for said County, her sole heirs at law being Barbara Jean Criswell, Roger Dale Deloach, Larry Frank Deloach, Judy Ann Taylor and Tonya Leanne Gordon. The said Roger Dale Deloach conveyed his interest to Tonya Leanne Wilkerson by deed of record in Instrument No. 20211222-0169029, said Register's Office. The said Barbara Jean Criswell conveyed her interest to Victoria Lynn Price by deed of record in Instrument No. 20211222-0169030, said Register's Office.

Tonya Leanne Gordon and Tonya Leanne Wilkerson are one and the same person.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Victoria Lynn Price and Judy Ann Taylor and Tonya Leanne Wilkerson and Larry F. DeLoach dated May 24, 2022, and filed of record in Instrument No. 20220601-0062921, Register's Office for Davidson County, Tennessee, on June 01, 2022.

Being also known as 606 Delray Drive, Nashville, TN 37209

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.

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 24 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: Core 3 Nashville, LLC
Address: 606 Delray Dr
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Core 3 Nashville, LLC
Address: 314 Timberland Ct
City, State, Zip: Nashville TN 37211

Tax ID: 091-11-031.00

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 5/24/2022.

Date

Affiant Signature

5/24/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 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