Karen Johnson Davidson County
Batch# 870732 DEEDWARR
06/13/2022 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $848.00
20220613-0067229

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227071

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 **$229,190.00;** 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 31st 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 31st day of May, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

STEPHON FLEMING AND KELLI FLEMING
A Married Couple

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 Unit No. 13 on the Plan of Sterling Wood, a portion of a Planned Unit Development, as of record in Book 6250, page 648, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edie H. Bragan, a married person by deed from Susan A. Williams, unmarried, dated December 2, 1996, of record in Book 10283, page 755, Register's Office for Davidson County, Tennessee. The property was further conveyed to Edie H. Bragan and Jeris Bragan, wife and husband by deed from Edie H. Bragan, a married person joined by her spouse Jeris Bragan, dated February 10, 2017, of record in Instrument No. 20170223-0018176, said Register's Office. And, further conveyed to Edith Annie Bragan and Jeris Bragan, wife and husband by deed from Edie H. Bragan also known as Edith Annie Bragan and Jeris Bragan, wife and husband, dated December 3, 2021, of record in Instrument No. 20211210-0164297, said Register's Office.

Edith Annie Bragan and Edie H. Bragan 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 Edith Annie Bragan and Jeris Bragan, a married couple, dated May 31, 2022, and filed of record in Instrument No. 20220607-0064925, Register's Office for Davidson County, Tennessee, on June 7, 2022.

Being also known as 113 Elizabeths Court, Antioch, TN 37013

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: _____

Mat Farmer, It's General Manager

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***General Manager*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***General Manager*** 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 ***General Manager***.

Witness my hand and official seal this 31st 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: Stephon and Kelli Flemming
Address: 113 Eliza Bethas Court
City, State, Zip: Antioch TN 37013

Responsible Party For Taxes:

Name: Same.
Address: 2553 Jordan Ridge Drive
City, State, Zip: Nashville TN 37218

Tax ID: 149-2C-013.00

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 5/31/2022.

Date

Affiant Signature

5/31/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 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