Name and Address of New Owner:
Music City Holdings, LLC
1028 Mallow Drive
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 876084 DEEDWARR
06/23/2022 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20220623-0071556

Send Tax Bills To:
Music City Holdings, LLC
4600 Fuller Dr., Suite 200
Irving, TX 75038
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 043 16 0 158.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin D. Kavanaugh, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot (S) 35, as shown on the map entitled the Plan of Section 1, Revised, Arrowhead Estates, of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin D. Kavanaugh, by Warranty Deed from Heir at Law of Nelwyn Jo Anderson, Harley Joe Anderson, of record in Instrument No. 20100521-0039300 in the Register's Office of Davidson County, Tennessee, dated May 13, 2010 and recorded on May 21, 2010.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

This improved property known as 1028 Mallow Dr, Nashville TN 37115

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of June, 2022.

(SEAL)
Justin D. Kavanaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2022, before me personally appeared Justin D. Kavanaugh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren Weber
(Affiant)

Sworn to and subscribed before me this
16th day of June, 2022.

Notary Public
My commission expires:
File No. 2022-4756-SK



Tennessee Certification of Electronic Document

I, Karla Littrell, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 6.16.2022 (date of document).

Affiant Signature

6.16.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 16TH day of JUNE, 2022

DAVID R. POETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25