Karen Johnson Davidson County
Batch# 887085 DEEDWARR
07/11/2022 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,283.16
20220711-0079438

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227062

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 **$346,800.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Toni Ashburn
Affiant

Sworn to and subscribed before me this 8th day of July, 2022.

Notary Public
My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 8th day of July, 2022, among:

TONI LYNN ASHBURN, EXECUTOR

ESTATE OF JAMES MICHAEL STALVEY

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

AND

MUSIC CITY HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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 Lot No. 22 and part of Lot No. 21 on the Map of the W.W. Gray Subdivision, as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the Northerly side of Melrose Avenue and runs back between parallel lines, 150 feet to a dead line, measuring 100 feet thereon.

Said part of Lot No. 21 is described as follows: Beginning at a point in the Northerly margin of Melrose Avenue (now Charles Drive), at the corner of Lots 21 and 22; thence with the line between said lots, Northwardly 150 feet to a point, being the common rear corner of Lots 21 and 22; thence Southeastwardly diagonally across Lot No. 21, 181 feet, more or less to a point, said point being the Southeast corner of said Lot No. 21; and said point being the Northerly margin of Melrose Avenue; thence Westwardly with the margin of the same, 100 feet to the beginning, said part of said lot being triangular in shape.

Being the same property conveyed to James Michael Stalvey by deed from The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates, Series 2005-6, dated May 25, 2011, of record in Instrument No. 20110601-0041631, Register's Office for Davidson County, Tennessee.
James Michael Stalvey having died May 03, 2022 leaving Toni Lynn Ashnurn as Executor of Estate by last Will and Testament filed for probate 2022-PR-318 with Sumner Chancery May 16, 2022.

This property being also known as 502 Charles Drive, Madison, TN 37115.

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.

Estate of James Michael Stalvey

Toni Lynn Ashburn

Toni Lynn Ashburn, Executor

Michael Martin Stalvey

Michael Martin Stalvey, individually

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Toni Lynn Ashburn as Executor of James Michael Stalvey and Michael Martin Stalvey 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 8th day of July, 2022.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 502 Charles Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 502 Charles Drive
City, State, Zip: Madison, TN 37115

Tax ID: 042-12-040.00

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 7/8/2022.

Date

Affiant Signature

7/8/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2022.

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