Karen Johnson Davidson County
Batch# 887154 DEEDWARR
07/11/2022 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,465.20
20220711-0079527

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227063 **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 **$396,000.00;** 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 8th day of July, 2022 Notary Public My Commission Expires: 3.7.23

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

WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

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

AND

ANNE BALLARD

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. 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 Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Toni Lynn Ashburn as Executor of Estate James Michael Stalvey, dated July 8, 2022, and filed of record in Instrument No.20220711-0079438, Register's Office for Davidson County, Tennessee, on July 11, 2022.

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 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 8 day of July, 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: Anne Ballard
Address: 502 Charles Dr
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Anne Ballard
Address: 7809 Aslan Court
City, State, Zip: Nashville TN 37221

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