Karen Johnson Davidson County
Batch# 898721 DEEDWARR
08/04/2022 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20220804-0088838

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227330

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 **$290,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Martha Bean
Affiant

Sworn to and subscribed before me this 29th 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

WARRANTY DEED

THIS INDENTURE, made this 29th day of July, 2022, among:

MARTHA A. BEAN

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

AND

MUSIC CITY HOLDINGS, LLC
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".

Tract I:
Land in Davidson County, Tennessee, being part of Lot No, 31, on the Plan of T. I. Wards Subdivision of Certain Lots in Williams and Hayes Company Belleview Plan, of record in Plat Book 974, page 48, Register's Office for Davidson County, Tennessee, and more particularly described as follows, to-wit:

Said part of Lot No. 31 fronts 56.1 feet on the easterly margin of Jewel Street and extends back 76.58 feet, more or less, on the northerly line and 97.72 feet, more or less on the southerly line to a line in the rear, which was established by judgment of record in Book 4190, page 412, Register's Office for Davidson County, Tennessee, and on which it measures 53 feet, more or less.

Being the same property conveyed to Martha A. Bean, unmarried by deed from Byrd Remodeling, Inc., a Tennessee corporation, dated September 29, 2006, of record in Instrument No. 20061013-0127367, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 32 on the Map of T.I. Ward's

Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan, as of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

Included in the above but excluded therefrom is that portion of said land conveyed to the State of Tennessee by deed from William R. Lentz and wife, Margaret W. Lentz, dated December 16, 1966, of record in Book 4089, page 762, Register's Office for Davidson County, Tennessee.

Tract III:
Land in Davidson County, Tennessee, being Lot No. 33 on the Map of T.I. Ward's Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan, as of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

Included in the above but excluded therefrom is that portion of said land conveyed to the State of Tennessee by deed from William S. Jamison and wife, Shirley Ann J. Jamison, dated October 14, 1966, of record in Book 4074, page 802, Register's Office for Davidson County, Tennessee.

Tract IV:
Land in Davidson County, Tennessee, being Lot No. 34 on the Map of T.I. Ward's Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan, as of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

Included in the above but excluded therefrom is that portion of said land conveyed to the State of Tennessee by deed from J. B. Johnson and Sadie Adelia Hutchinson Johnson, dated December 2, 1966, of record in Book 4083, page 72, Register's Office for Davidson County, Tennessee.

As to Tracts II, III and IV: Being the same property conveyed to Martha A. Bean, unmarried by deed from Byrd Remodeling, Inc., a Tennessee corporation, dated September 29, 2006, of record in Instrument No. 20061013-0127366, Register's Office for Davidson County, Tennessee.

Being also known as 1405 Jewel Street, Nashville, TN 37207

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.

Martha A. Bean

Martha A. Bean

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Martha A. Bean, 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 25th 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, a Texas limited liability company
Address: 1405 Jewel Street
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC, a Texas limited liability company
Address: 1405 Jewel Street
City, State, Zip: Nashville, TN 37207

Tax ID: 071-16-101.00

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 7/29/2022.

Date

Affiant Signature

7/29/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 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