Karen Johnson Davidson County
Batch# 902846 DEEDWARR
08/12/2022 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,239.13
20220812-0091785

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227407

**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 **$334,900.00;** 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 5th day of August, 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 5th day of August, 2022, among:

**MUSIC CITY HOLDINGS, LLC**

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

**AND**

**BVH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

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. 1 on the Resubdivision of Part of Lot No. 4 of the C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Plat Book 5190, page 335, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to Sidney Lee Nixon and wife, Mary Ann Nixon by deed from Maurice Knox, Jr. and wife, Mary Karen Knox, dated February 4, 2000, of record in Instrument No. 200002110013992, Register's Office for Davidson County, Tennessee. The property was further conveyed to Mary Ann Nixon by deed from Sidney Lee Nixon, dated December 4, 2003, of record in Instrument No. 20031229-0183345, said Register's Office. The said Mary Ann Nixon aka Mary Ann Nixon Johnson having since died intestate on February 4, 2018 and pursuant to Affidavit of Death and Heirship of record in Instrument No. 20190923-0096320, Register's Office for said County, her sole heirs at law being Tina Nixon Anderson and Sidney Le Nixon II.**

**BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Sidney Lee Nixon II, Tina Nixon Anderson married dated August 5, 2022, and filed of record in Instrument No. 20220809-0090412 Register's Office for Davidson County, Tennessee, on August 09, 2022.**

**Being also known as 928B Elvira Avenue, Nashville, TN 37216**

**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 5th day of August, 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: BVH Properties LLC
Address: 928B Elvira Ave
City, State, Zip: Nashville, TN 37216

**Responsible Party For Taxes:**

Name: BVH Properties LLC
Address: 5604 Montelle LN
City, State, Zip: Nashville TN 37211

**Tax ID:** 072-06-110.00

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 8/5/2022.

Date

Affiant Signature

8/5/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of August, 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