Karen Johnson Davidson County
Batch# 910697 DEEDWARR
08/31/2022 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,021.20
20220831-0098212

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067
File No. 20227510

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 **$276,000.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Jacqueline B. Brown
Affiant

Sworn to and subscribed before me this 30th day of August, 2022.

Notary Public
My Commission Expires: 3.1.23

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

WARRANTY DEED

THIS INDENTURE, made this 30th day of August, 2022, among:

JACQUELINE B. BROWN AND FELIX D. BROWN, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Music City Holdings, LLC, a Texas limited liability company

of Davidson County, Tennessee, 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. 21, Castlegate Subdivision, Section 1, of record in Plat Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jacqueline B. Brown and Felix D. Brown, wife and husband as joint tenants with right of survivorship by deed from Sharon Brown nka Sharon Scott, married, dated August 5, 2022, of record in Instrument No. 20220808-0090270, Register's Office for Davidson County, Tennessee.

This property being known as 580 Castlegate Drive, Nashville, TN 37217.

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 by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument No: 202208310098211, in the aforementioned Registers Office.

Felix D. Brown by Jacqueline B. Brown, **Attorney-in-Fact**
Felix D. Brown **Jacqueline B. Brown**

Jacqueline B. Brown
Jacqueline B. Brown

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jacqueline B. Brown**, 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, and who further acknowledged that such person is the attorney-in-fact of **Felix D. Brown,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 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: 580 Castlegate Drive
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 580 Castlegate Drive
City, State, Zip: Nashville, TN 37217

Tax ID: 136-14-018.00

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 **August 31, 2022**.

Affiant Signature

8/31/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31st** day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

