Karen Johnson Davidson County
Batch# 911761 DEEDWARR
09/01/2022 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220901-0098858

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227460 **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 **$295,000.00;** 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 29th 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 29th day of August, 2022, among:

MUSIC CITY HOLDINGS, LLC

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

AND

MATTHEW JUSTICE

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. 11, Block "H" on the Plan of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph White and wife, Janice White by deed from Fannie J. Francis, a widow, dated June 20, 1977, of record in Book 5162, page 445, Register's Office for Davidson County, Tennessee. The said Ralph White having since died on July 22, 1986, leaving Janice White as surviving tenant by the entirety. The said Janice White having since died on May 14, 2022, leaving the sole heir at law James Edward White by Affidavit of Heirship of record in instrument number 20220901-0098723 and 20220901-0098724 in the Registers office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Estate of Janice White dated August 29, 2022, and filed of record in Instrument No. 20220901-0098725, Register's Office for Davidson County, Tennessee, on September 1, 2022.

Being also known as 1006 Malquin Drive, 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 29 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: Matthew Justice
Address: 1006 Malquin Dr
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Matthew Justice
Address: 1217 Chin Bok Cir
City, State, Zip: Clarksville TN 37042

Tax ID: 061-09-063.00

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 **September 1, 2022**.

Affiant Signature

9/1/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

