Karen Johnson Davidson County
Batch# 914472 DEEDWARR
09/09/2022 09:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220909-0101025

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227544

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 **$300,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 6th day of September, 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 6th day of September, 2022, among:

JACOB DANIEL ROSS, SINGLE

AND

ERIC ROSS AND NANCY ROSS

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

AND

MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

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".

Land in Davidson County, Tennessee, being Unit No. 42 of Phase 1, Coronada Town Home Condominiums, a Horizontal Property Regime pursuant to the Horizontal Property Act, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Jacob Daniel Ross, unmarried and Eric Ross and Nancy Ross, husband and wife, as tenants in common with rights of survivorship by deed from Christopher A. Anthony and wife, Courtney Bricker-Anthony, dated November 26, 2019, of record in Instrument No. 20191202-0123847, Register's Office for Davidson County, Tennessee.

Being also known as 139 Holly Forest, Nashville, TN 37221

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.

Jacob Daniel Ross

Eric Ross

Nancy Ross

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jacob Daniel Ross, and Eric Ross and Nancy Ross, 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 6 day of September, 2022.

Notary Public
My Commission Expires: 31 Aug 22

SHEVONNE M RHODES
Notary Public
Commonwealth of Virginia
Registration No. 7856917
My Commission Expires Aug 31, 2025

Owner Name & Property Address:

Name: Music City Holdings, LLC, a Texas limited liability company
Address: 139 Holly Forest
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Music City Holdings, LLC, a Texas limited liability company
Address: 139 Holly Forest
City, State, Zip: Nashville, TN 37221

Tax ID: 142-8A-042.00

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 9, 2022.

Date

Affiant Signature

9/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of September, 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