This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Suite 140 Franklin, TN 37067 File No. 20227512 **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 **$310,000.00;** 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:

SHIRLEY CULBERTSON, *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".

Karen Johnson Davidson County
Batch# 914493 DEEDWARR
09/09/2022 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20220909-0101054

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Creekside Heights, of record in Book 2663, pages 114 and 115, 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 John Culbertson and wife, Shirley Culbertson by deed from Michael Randolph Smiley and wife, Georgette C. Smiley, dated April 30, 1996, of record in Book 10044, page 927, Register's Office for Davidson County, Tennessee. The said John Culbertson having since died on August 14, 2017, leaving Shirley Culbertson as surviving tenant by the entirety.

This property being known as 238 Wilowen Drive, Nashville, TN 37210.

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: _202209090101053_____, in the aforementioned Registers Office.

Shirley Cublertson by Georgette A Smiley Attorney-in-Fact

Shirley Cublertson **Georgette A. Smiley**

State of Tennessee
County of WIlliamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Georgett A. Smiley**, 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 **Shirley Culbertson,** 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 6th day of September, 2022.

Notary Public
My Commission Expires: 3-1-23

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

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 238 Wilowen Drive
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 238 Wilowen Drive
City, State, Zip: Nashville, TN 37210

Tax ID: 095-05-023.00

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 8, 2022**.

Affiant Signature

9/8/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

