Name and Address of New Owner:
Music City Holdings LLC
3607 Sabre Drive
Nashville, TN 37211

Send Tax Bills To:
Music City Holdings LLC

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133 06 0 106.00

Karen Johnson Davidson County
Batch# 920044 DEEDWARR
09/22/2022 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220922-0105179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Troy Johnson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Patterson Gardens, of record in Plat Book 2083, page 114, 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 Roy L. Johnson, married by deed from Rebecca Johnson, unmarried, dated July 6, 2012, of record in Instrument No. 20120709-0059969, Register's Office for Davidson County, Tennessee. The said Roy L. Johnson having since died intestate on May 1, 2020, leaving Gwendolyn Ann Johnson, Cathy Megibben, Brian Scott Johnson and Michael Troy Johnson, as his sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20220922010517 6, said Register's Office. The said Gwendolyn Ann Johnson having since died intestate on May 3, 2021, leaving Jongee Cheek, as her sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20220922010517 7, said Register's Office. The said Jongee Cheek conveyed her interest in the property to Troy Johnson by deed dated October 19, 2021, of record in Instrument No. 20211109-0149458, said Register's Office. Cathy Megibben and Brian Scott Johnson conveyed their interest in the property to Michael Troy Johnson by quit claim deed dated _____, of record in Instrument No. 20220922010517 8, said Register's Office. Michael Troy Johnson being the same person as Troy Johnson. Catherine Megibben being the same person as Cathy Megibben.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of June, 2022.

The Heirs of Roy Johnson

Michael Troy Johnson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Decatur

On this 1st day of June, 2022, before me personally appeared ~~The Heirs of Roy Johnson~~ Michael Troy Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2022.

Notary Signature
My commission expires: 3/6/2023

HANNAH WOOD LEE
TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR

202209220105179

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael Jay Johnson
(Affiant)

Sworn to and subscribed before me this
1st 31st day of May, June, 2022.

Hannah Wood Lee
Notary Public
My commission expires: 3/6/2023
File No. 2022-4638-SK

HANNAH WOOD LEE
TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR

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 21, 2022**.

Affiant Signature

9/21/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21st** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

