Karen Johnson Davidson County
Batch# 921514 DEEDWARR
09/26/2022 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $675.25
20220926-0106593

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$182,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227584	Affiant Sworn to and subscribed before me this 26th day of September, 2022. Notary Public My Commission Expires: 3-7-2023
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 26th day of September, 2022, among:

ROGER D. ANGELL

AN UNMARRIED MAN

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, described as follows:

Beginning at a point being the northwest corner of a tract of land owned by Gibson Boat Company and being 114.5 feet west of the southwest corner of the intersection of Church Street and Depot Street, and being the northeast corner of this tract; thence, with the westerly line of Gibson Boat Company 139.0 feet to a corner post; thence, with a fence and the northerly line of Gibson Boat Company 60.00 feet to a corner post; thence, northerly 137.4 feet to a point in the northwest corner of this tract and the southerly right of way of Depot Street; thence, with the southerly right of way of Depot Street 60.00 feet to the point of beginning, according to an unrecorded survey dated January 7, 2004 by Cantrell and Kemp Surveyors, RLS #1638, whose office is located at 103 W. Harbor, Hendersonville, TN 37075.

Being the same property conveyed to Jennifer V. Angell a/k/a Jennifer V. Anders and Roger D. Angell and wife, Deborah June Angell, as joint tenants with survivorship by deed from Charles Scott, unmarried, dated April 4, 2007, of record in Instrument No. 20070405-0040775, Register's Office for Davidson County, Tennessee. The property was further conveyed to Roger D. Angell and wife, Deborah June Angell by deed from Jennifer V. Angell a/k/a Jennifer V. Anders, dated August 28, 2007, of record in Instrument No. 20080129-0009227, said Register's Office. And, further conveyed to Roger D. Angell by deed from Deborah June Angell, dated June 1, 2009, of record in Instrument No. 20090604-0052044, said Register's Office.

Being also known as 117 Depot Street, Goodletsville, TN 37072

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.

Roger D. Angell

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Roger D. Angell, 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 23rd day of September, 2022.

Notary Public
My Commission Expires: March 07, 2025

IMMANUEL BELBA-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 02, 2025

Owner Name & Property Address:

Name: Music City Holdings, LLC, a Texas limited liability company
Address: 117 Depot Street
City, State, Zip: Goodletsville, TN 37072

Responsible Party For Taxes:

Name: Music City Holdings, LLC, a Texas limited liability company
Address: 117 Depot Street
City, State, Zip: Goodletsville, TN 37072

Tax ID: 019-13-016.00

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 26, 2022**.

Affiant Signature

9/26/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **26th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

