Karen Johnson Davidson County
Batch# 925383 DEEDWARR
10/05/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20221005-0109873

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $280,000.00.

Affiant

Subscribed and sworn before me this the 30th day of September, 2022.

Notary Public
My commission expires:

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Music City Holdings, LLC	New Owners	161-08-0 038.00
6 Cadillac Drive, Suite 250	6 Cadillac Drive, Suite 250	
Brentwood, TN 37027	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES D. KENNEDY, JR, MARRIED., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Southwood, of record in Plat Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James D. Kennedy, Jr., unmarried, by deed dated 03/30/2004, from Jim Hodge, Successor Trustee of the Creager Joint Revocable Living Trust Agreement, U/A/D dated December 2, 1994, of record in Instrument No. 20040405-0038458, Register's Office for said County.

This property is not and never was a marital property, This is an investment property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5208 Raywood Ln, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of September, 2022.

James D. Kennedy, Jr.

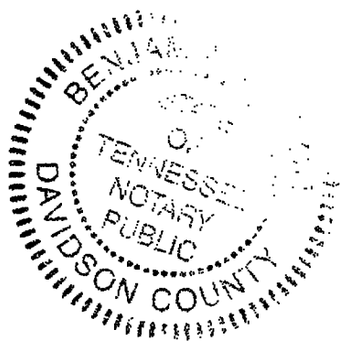
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D. Kennedy, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2022.

My commission expires: 9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/5/2022 ____ (date of document).

Affiant Signature

10/5/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025