Karen Johnson Davidson County
Batch# 930565 DEEDWARR
10/17/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20221017-0113342

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

CARLY TIPTON STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 222,000.00.

Affiant

Subscribed and Sworn before me this 14th day of October , 2022.

Notary Public
My commission expires: 5-26-2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Music City Holdings LLC 6 Cadillac dr. Brentwood, TN 37027	New Owner	04306028400

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, **Douglas J. Smith and Robin L. Smith, husband and wife,** "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 Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 163, on the plan of Madison Park, Section VII, of record in Plat Book 4300, Page 84, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hilltop Strategies, Inc., a Tennessee Corporation by Deed dated August 25, 2017 from Eleanora Jacobsohn, recorded September 7, 2017, in Instrument Number 20170907-0091869, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Douglas J. Smith and Robin L. Smith, husband and wife from Hilltop Strategies, Inc., a Tennessee Corporation, by Warranty Deed dated January 31, 2019, recorded February 01, 2019, in Instrument Number 20190201-0009708, in the Register's Office of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 557 Singer Drive, Nashville, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 14th day of October , 2022.

Douglas J. Smith

Robin L. Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12th day of October, 2022, before me personally appeared Douglas J. Smith and Robin L. Smith, 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 12th day of October, 2022.

Notary Signature
My commission expires: 10/7/2024

ARLENE CUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 10-7-2024

202210170113342

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 10-14-2022 (date of document).

Jami K Averwater
Signature

10-17-2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of October, 2022

Carly Tipton
Notary Public
My Commission Expires: 5-26-2026
Seal

CARLY TIPTON
STATE OF TENNESSEE
NOTARY PUBLIC
DEKALB COUNTY

[redacted]