This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227458 **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 **$364,900.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 20th day of October, 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

WARRANTY DEED

THIS INDENTURE, made this 20th day of October, 2022, among:

MUSIC CITY HOLDINGS, LLC,

A TEXAS LIMITED LIABILITY COMPANY

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

LATROY BOSEMAN
AN INDIVIDUAL

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# 933401 DEEDWARR
10/24/2022 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.13
20221024-0115406

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, 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 Robert R. Glenn and wife, Betty N. Glenn by deed from Richard Wiles Jenkins, Testamentary Trustee, dated August 7, 1973, of record in Book 4736, page 709, Register's Office for Davidson County, Tennessee. The said Betty N. Glenn having since died on June 26, 2018, leaving Robert R. Glenn as surviving tenant by the entirety. The said Robert R. Glenn having since died on February 2, 2022 and pursuant to the Last Will and Testament of Robert Roger Glenn, of record in Docket No. 22P499, Davidson County Probate Court Clerk's Office, the subject property was devised to Vicki Lucille Glenn Uhles, Rhonda Pauline Glenn Simon and Ashley Michelle Glenn Cherry.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Vicki Uhles & Rhonda Simon &Ashley Cherry **dated** 10/20/2022, **and filed of record in** Instrument No. 20221021-0114997, **Register's Office for Davidson County, Tennessee, on** October 21, 2022.

Being also known as 4701 Vicar Drive, Nashville, TN 37211

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____
Wyatt Tiffany

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Wyatt Tiffany*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized Signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signor***.

Witness my hand and official seal this 20th day of October, 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

Owner Name & Property Address:

Name: Latroy Boseman
Address: 4701 Vicar Drive
City, State, Zip: Nashville, TN 37211

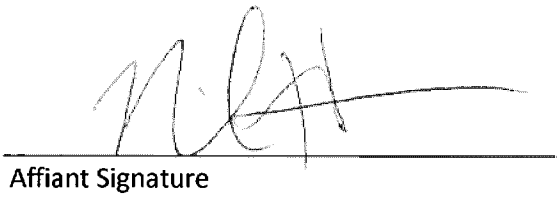
Responsible Party For Taxes:

Name: Latroy Boseman
Address: 613 Merrylodge Ct
City, State, Zip: Nashville TN 37207

Tax ID: 133-13-047.00

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 **October 24, 2022**.



Affiant Signature

10/24/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24th** day of **October**, 20**22**.



Notary's Signature

My Commission Expires: 3.7.23

Date

