Karen Johnson Davidson County
Batch# 942687 DEEDWARR
11/18/2022 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20221118-0122634

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227790

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 **$325,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

WARRANTY DEED

THIS INDENTURE, made this 17th day of November, 2022, among:

KELLY R. MODENA AND BENJAMIN O. MODENA

HUSBAND AND WIFE

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, being known as Parcel 251 on the Metropolitan Government's Tax Map 161-6 and being described according to a Property Survey prepared by John Kohl & Company, P.C. dated July 16, 1996, as follows:

Beginning at a point in the Southerly margin McMurray Drive at the Northwest corner of Lot 11, Huntington Park, Section Five ("Huntington Park Section Five"), as of record in Book 4660, page 47, Register's Office for Davidson County, Tennessee; thence with the Western boundary of Lots 11, 3 and 4, Huntington Park Section Five, South 9° 07' 52" West, a distance of 308.00 feet to an iron pin set at the Northeast corner of the M. Buford De Ford, Jr. Property (the "De Ford Property") as shown on the plat of record in Book 4715, page 196, said Register's Office; thence with the Northern boundary of the De Ford Property, North 81° 05' 00" West, a distance of 99.30 feet to an iron pin set at the Northwest corner of the De Ford Property; thence with the Eastern boundary of Lot 153, Huntington Park, Section Two (Huntington Park Section Two"), as of record in Book 4175, page 108, said Register's Office, North 8° 55' 00" East, a distance of 92.72 feet to an existing concrete monument; thence, with the northern boundary of Lots 153 and 152 Huntington Park Section Two, North 70° 29' 40" West, a distance of 12.25 feet to an existing iron pin at the southeastern corner of Lot 2, McMurray Estates Resubdivision, as of record in Plat Book 4715, page 46, said Register's Office; thence, with the eastern boundary of said Lot 2, North 9° 54' 16" East, a distance of 217.55 feet to an existing iron pin in the southern margin of McMurray Drive, thence along the southern boundary of McMurray Drive, along a curve to the left with Delta 13° 00' 04", Radius 480.69', Tangent 54.77', Length 109.07', Chord South 78° 42' 55" East 108.84', to the iron pin set in the point of beginning.

The above description has been prepared from a "Property Survey for Jon E. Coleman" dated July 16, 1996 and prepared by John Kohl & Company, P.C., File No. 23009-292; 400 7th Avenue South, Nashville, TN 37203, Phillip B. Taylor, Tennessee Registered Land Surveyor No. 1459.

Being the same property conveyed to Kelly R. Smith, unmarried and Benjamin O. Modena, unmarried, as tenants in common with rights of survivorship by deed from Daniel G. Lustig and Mary P. Conniff, husband and wife, dated June 20, 2008, of record in Instrument No. 20080710-0070949, as corrected in Instrument No. 20080729-0077308, Register's Office for Davidson County, Tennessee. The property was further conveyed to Kelly R. Modena and Benjamin O. Modena, wife and husband by deed from Kelly R. Smith and Benjamin O. Modena, dated March 20, 2014, of record in Instrument No. 20140327-0025063, said Register's Office.

Being also known as 719 McMurray 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 have executed this instrument on the date first above written.

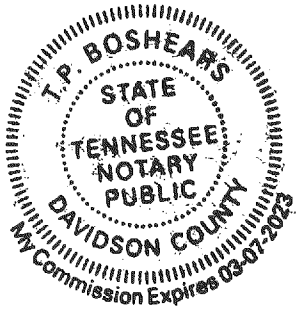
Kelly R. Modena

Benjamin O. Modena

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kelly R. Modena and Benjamin O. Modena, 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 17th day of November, 2022.



Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC, a Texas limited liability company
Address: 719 McMurray Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Music City Holdings, LLC, a Texas limited liability company
Address: 719 McMurray Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 161-06-251.00

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 **November 17, 2022**.

Affiant Signature

11/17/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

