Karen Johnson Davidson County
Batch# 943124 DEEDWARR
11/21/2022 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20221121-0122903

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227725B

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 which the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th 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 18th day of November, 2022, among:

MUSIC CITY HOLDINGS, LLC,

A TEXAS LIMITED LIABILITY COMPANY

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

AND

GIOVANNA FRANCIA
A SINGLE WOMAN

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".

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of L.H. Davis Subdivision, as of record in Book 57, page 100, 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 George W. Williams and wife, Mattie Lee Williams by deed from Jack J. Cohen and wife, Bessie L. Cohen and George Gianikas and wife, Mary Ellen Gianikas, dated August 3, 1968, of record in Book 4259, page 456, Register's Office for Davidson County, Tennessee. The said Mattie Lee Williams having since died on September 06, 1991, leaving George W. Williams Sr as surviving tenant by the entirety. The said George W. Williams aka George Washington Williams, Sr. having since died on September 5, 2012 and pursuant to Affidavit of Heirship of record in Instrument No. 202211141-0121326 said Register's Office, leaving his sole heirs at law being Mattie M. Williams and George Washington Williams, Jr.

Being the same property conveyed to Music City Holdings, LLC a Texas limited liability company by Warranty Deed from Mattie M. Williams and George W. Williams Jr. sole heirs at law of George W. Williams Sr. dated November 18, 2022 in Instrument No. 20221118-0122843 said Register's Office.

Being also known as 4002 Albion Street, Nashville, TN 37209.

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 18 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

Owner Name & Property Address:

Name: Giovanna Francia
Address: 4002 Albion St
City, State, Zip: Nashville, TN 37209

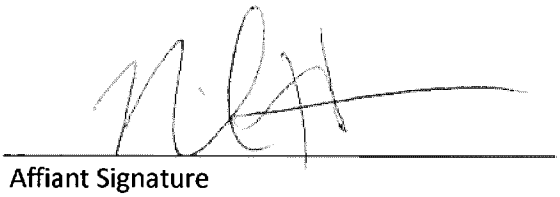
Responsible Party For Taxes:

Name: Giovanna Francia/Ameris Bank
Address: 1133 Ocean Avenue
City, State, Zip: Lakewood NJ 08701
Mail Stop: DP3201

Tax ID: 091-08-115.00

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 18, 2022**.



Affiant Signature

11/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **November**, 20**22**.



Notary's Signature

My Commission Expires: 3.7.23

Date

