This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227858 **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 **$148,500.00;** 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 30th 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 30th 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

WILLIAM SUGG

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 the 14th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 in the J.F. Hazelwood Plan of Lots, not of record, described according to a survey thereof made by George W. Watkins, Surveyor, July 16, 1954, as follow:

Karen Johnson Davidson County
Batch# 948748 DEEDWARR
12/07/2022 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $549.45
20221207-0127541

Beginning at a point in the center of Clarksville Pike, the northeast corner of a tract of land conveyed to Mary L. Chester and husband by deed from J. F. Hazelwood and wife, of record in Book 1537, page 243, Register's Office for Davidson County, Tennessee; thence with the center of said Clarksville Pike North 27 deg. 20' West 301 feet to a point in the center of said Pike or Highway, the southeast corner of Lot 2 in said Plan; thence North 79 deg. 30' West 198 feet passing an iron pin set in the westerly margin of Clarksville Pike and crossing Dry Fork Creek, to an iron pin; thence South 25 deg. East 125.4 feet to an iron pin; thence South 8 deg. West 198 feet to a point in Dry Fork Road; thence South 21 deg. East 102 feet to a point in Dry Fork Creek, the northwest corner of said tract of land conveyed to Mary L. Chester and husband by deed from J. F. Hazelwood and wife, of record in Book 1537, page 243, Register's Office for Davidson County, Tennessee; thence North 70 deg. East 295 feet passing an iron pin set in the westerly margin of Clarksville Pike, to the point of beginning, containing 1.8 acres, more or less.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from William Jones and wife, Sandra D. Jones datedNovember 30, 2022, and filed of record in instrument number 20221202-0126142, Register's Office for Davidson County, Tennessee, on December 02, 2022

Being also known as 5081 Clarksville Pike, Whites Creek, TN 37189

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 30 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: William Sugg
Address: 5081 Clarksville Hwy
City, State, Zip: White Creek, TN 37189

Responsible Party For Taxes:

Name: William Sugg
Address: 5081 Clarksville Hwy
City, State, Zip: White Creek TN 37189

Tax ID: 039-065.00

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 30, 2022**.

Affiant Signature

11/30/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23
Date

