Karen Johnson Davidson County
Batch# 962468 DEEDWARR
01/19/2023 01:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20230119-0004455

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20237936 **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 **$330,000.00** 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 18th day of January, 2023. 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 January, 2023, among:

EARNEST S. HODGES, JR. AND CANDY H. RUSHING

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 Lot No. 283 on the Plan of Cloverhill, Section VI, as of record in Book 2133, page 89, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earnest S. Hodges, Sr. and wife, Joan Helen Hodges by deed from J. R. Freeman, Substitute Trustee, dated March 9, 1979, of record in Book 5405, page 180, Register's Office for Davidson County, Tennessee. The property was further conveyed to Joan Helen Hodges by deed from Earnest S. Hodges, Sr. and wife, Joan Helen Hodges, dated February 3, 1998, of record in Book 10804, page 111, said Register's Office. And, further conveyed to Earnest S. Hodges, Jr. and Candy H. Rushing, as tenants in common by deed from Helen Joan Hodges (a/k/a Joan Helen Hodges), dated August 10, 2011, of record in Instrument No. 20110811-0062056, said Register's Office. And, further conveyed to Helen Joan Hodges, as to a life estate by deed from Earnest S. Hodges, Jr. and Candy H. Rushing, dated December 8, 2014, of record in Instrument No. 20141209-0112682, said Register's Office. The said Helen Joan Hodges having since died on June 5, 2022.

Being also known as 2838 Emery Drive, Nashville, TN 37214.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A, B AND D, or other similar statute therein.

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.

Earnest S. Hodges, Jr.

Earnest S. Hodges, Jr.

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Earnest S. Hodges, Jr., 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 18th day of January, 2023.

Notary Public
My Commission Expires: 3.7.23

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Candy H. Rushing

Candy H. Rushing

State of Tennessee
County of Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Candy H. Rushing, 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 18th day of January, 2023.

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Notary Public
My Commission Expires: 02/18/2026

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 2838 Emery Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Music City Holdings
Address: 2838 Emery Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 096-09-156.00

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 **January 18, 2023**.

Affiant Signature

1/18/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **January**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

