This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20237995 **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 **$150,000.00** 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 15th day of February, 2023. Notary Public My Commission Expires: 3-7-23

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

WARRANTY DEED

THIS INDENTURE, made this 15th day of February, 2023, among:

RAMONA GAIL CHILDERS

AN UNMARRIED WOMAN

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".

Karen Johnson Davidson County
Batch# 971347 DEEDWARR
02/15/2023 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20230215-0011110

Land in Davidson County, Tennessee, being Lot No. 23 Block "A" on the Map of Overlook Estates, of record in Book 843, page 105, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Being the same property conveyed to Walter R. Reeves and wife, Lois Reeves by deed from Roger L. Cox and wife, Nancy Elizabeth Cox, dated May 31, 1963, of record in Book 3707, page 329, Register's Office for Davidson County, Tennessee. The interest of Walter R. Reeves was divested and vested in Lois Reeves by Divorce Decree of record in Book 4779, page 748, said Register's Office. The said Lois Reeves aka Anna Lois Reeves having since died testate on July 15, 2016 and pursuant to the Last Will and Testament of Anna Lois Reeves and Order for Muniment of Title of record in Docket No. 22P1278, Probate Clerk's Office for Davidson County, Tennessee, the subject property was devised to Ramona Gail Childers and Thelma Louise Shumate, Trustee for Robert Earl Reeves. The property was further conveyed to Ramona Gail Childers by deed from Thelma Louise Shumate, Trustee, dated October 11, 2022, of record in Instrument No. 20221011-0111292, said Register's Office.

Being also known as 251 Lovell Street, Madison, TN 37115.

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.

Ramona Gail Childers

Ramona Gail Childers

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ramona Gail Childers, 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 14th day of February, 2023.

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

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 251 Lovell Street
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 251 Lovell Street
City, State, Zip: Madison, TN 37115

Tax ID: 043-09-065.00

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 **February 15, 2023**.

Affiant Signature

2/15/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23
Date

