Karen Johnson Davidson County
Batch# 973787 DEEDWARR
02/23/2023 03:35:30 PM 8 pgs
Fees: $43.00 Taxes: $1,474.45
20230223-0012952

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238048

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 **$398,500.00** 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 21st day of February, 2023.

Notary Public
My Commission Expires: 11-2-24

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 21st day of February, 2023, among:

RICHARD ADDISON MARTIN AND RODNEY FRANCIS MARTIN AND JASON MARTIN AND AARON MARTIN AND CHASE MARTIN

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. 382 on the Plan of Section Three, Burchwood Gardens Subdivision, of record in Book 2900, page 116, 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 Robert Lee Martin and wife, Barbara Martin by deed from Randall Phillips Builders, Inc. dated October 12, 1961, of record in Book 3286, page 33, Register's Office for Davidson County, Tennessee. The said Robert Lee Martin having since died on February 23, 2015, leaving Barbara Martin as surviving tenant by the entirety. The property was further conveyed to Barbara Ann Martin, Trustee of the Barbara Ann Martin Living Trust by deed from Barbara Ann Martin, dated August 22, 2015, of record in Instrument No. 20150831-0088088, said Register's Office. The said Barbara Ann Martin having since died on February 24, 2021. Pursuant to the Barbara Ann Martin Revocable Living Trust, upon the death of Barbara Ann Martin, the property was to go to Randal Lee Martin, Richard Addison Martin and Rodney Francis Martin, outright and fee of trust and they were named as Successor Co-Trustees. The said Randal Lee Martin having since died on May 12, 2021. The property was further conveyed to Richard Addison Martin, Rodney Francis Martin and Suzanne Starnes Martin by deed from Richard Addison Martin and Rodney Francis Martin, Co-Trustees of the Barbara Ann Martin Revocable Trust, deed dated March 28, 2022, of record in Instrument No. 20220428-0049217, said Register's Office. Suzanne Starnes Martin conveyed her interest to Jason Martin, Aaron Martin and Chase Martin by deed dated March 28, 2022, of record in Instrument No. 20220511-0053770, said Register's Office.

This property being known as 1987 Upland Drive, Nashville, TN 37216.

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.

Richard Addison Martin

Richard Addison Martin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Richard Addison Martin, 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 17 day of February, 2023.

Notary Public
My Commission Expires: 05/05/2025

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Rodney Francis Martin

State of Tennessee
County of Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rodney Francis Martin, 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 21st day of February, 2023.



Notary Public
My Commission Expires: 1-21-24

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

Jason Martin

State of ~~Tennessee~~ Texas
County of Denton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jason Martin, 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 16th day of February, 2023.

Notary Public
My Commission Expires: 12-6-2024

COURTNEY CARPENTER
Notary Public-State of Texas
Notary ID #1218475-3
Commission Exp. DEC. 06, 2024

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

Aaron N. Mart

Aaron Martin

State of ~~Tennessee~~ Texas
County of Dexter

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Aaron Martin, 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 February, 2023.

Notary Public
My Commission Expires: 09/04/2023

LUKE PROVENZANO
Notary Public, State of Texas
Comm. Expires 09-04-2023
Notary ID 132157208

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

Chase Martin

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Chase Martin,, 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 February, 2023.

Notary Public
My Commission Expires: 9/20/25

CARL DALLAS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1987 Upland Drive
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1987 Upland Drive
City, State, Zip: Nashville, TN 37216

Tax ID: 073-09-160.00

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 **2/21/2023**.

Affiant Signature

2/21/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21st** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 3.7.23

Date

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