Karen Johnson Davidson County
Batch# 984437 DEEDWARR
03/24/2023 11:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20230324-0021507

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238143

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 **$275,000.00** 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 23rd day of March, 2023.

Notary Public
My Commission Expires: 11.2.26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 23rd day of March, 2023, among:

ALAGIE SANYANG

AN UNMARRIED MAN

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".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 37 on the Final Plat, Highlands of Chelsea Village, Section Two, as shown by the plat appearing of record in Instrument No. 20050615-0068393, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Alagie Sanyang, married by Warranty Deed from Greenvale Construction, LLC dated July 10, 2006 and filed of record in Instrument No. 20060802-0094107, Register's Office for Davidson County, Tennessee. And also the same property conveyed to Alagie Sanyang, a single man by Quitclaim Deed dated February 5, 2020 from Alagie Sanyang and Nicole Demetriou and filed of record in Instrument No. 20200305-0025142, said Register's Office.

Being also known as 3288 Clapham Rd, Antioch, TN 37013.

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.

Alagie Sanyang

State of ~~Tennessee~~ New York
County of New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Alagie Sanyang, 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 23rd day of March, 2023.

Notary Public
My Commission Expires: 07/18/2026

KEISHA BROCKINGTON
Notary Public - State of New York
NO. 01BR6436736
Qualified in Richmond County
My Commission Expires Jul 18, 2026

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3288 Clapham Rd
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3288 Clapham Rd
City, State, Zip: Antioch, TN 37013

Tax ID: 149070CO3700CO

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 **March 23, 2023**.

Affiant Signature

3/23/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026