Karen Johnson Davidson County
Batch# 986830 DEEDWARR
03/30/2023 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $473.60
20230330-0023194

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238142

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 **$128,000.00;** 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 21st 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 21st day of March, 2023, among:

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

2450 ENTERPRISES INC.
A TENNESSEE CORPORATION

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".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:
Being the easterly one-half of Lot No. 24, Block D, on the Plan of Woodlawn Estates, as shown on plat of record in Book 843, page 82, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said property fronts 49 feet on the northerly margin of Cumberland Avenue and extends back between parallel lines, with the westerly margin of Bixler Avenue, 165 feet to a dead line.

BEING the same property conveyed to Sylvester Lee Hall, Jr and wife, Cynthia Diane Southhall-Hall by Warranty Deed from Annelia B. Knight dated September 19, 2018 and filed of record in Instrument No. 20180921-0093698, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Sylvester Lee Hall, Jr. **dated** 3/21/2023 **, and filed of record in** Instrument No. 20230328-0022405 **, Register's Office for Davidson County, Tennessee, on** March 28, 2023 **.**

Being also known as 337 Cumberland Ave, 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 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 21st day of March, 2023.

_____
Notary Public
My Commission Expires: 11.2.26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: 2450 Enterprises Inc.
Address: 337 Cumberland Ave
City, State, Zip: Madison TN 37115

Responsible Party For Taxes:

Name: 2450 Enterprises Inc.
Address: 505 Clubhouse Court
City, State, Zip: Antioch TN 37013

Tax ID: 43-9-108

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 21, 2023.

Affiant Signature

3/21/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of March, 2023.

Notary's Signature

My Commission Expires: _____

Date

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