Karen Johnson Davidson County
Batch# 987434 DEEDWARR
04/03/2023 08:51:30 AM 6 pgs
Fees: $33.00 Taxes: $777.00
20230403-0023695

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$210,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238094	Affiant Sworn to and subscribed before me this 30th day of March, 2023. Notary Public My Commission Expires: 11-2-26
After Recording Return To The Above.	

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of March, 2023, among:

SEAN KENNEDY AND WANDA ROBERSON AND COURTNEY HAMBRICK AND STEVEN EWING AND ROBERT EDMONDSON HEIRS OF WILMA J. KENNEDY

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. 67 on the Plan of Parkwood Estates, Section I, of record in Plat Book 2900, pages 119 and 120, 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 Wilma J. Kennedy by deed from Timothy Joseph Marshall and wife, Joan Marie Marshall, dated April 6, 1990, of record in Book 8085, page 875, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce of record in Book 10227, page 108, said Register's Office, any interest of Harold Lee Kennedy was divested and vested in Wilma Jean Edmondson Kennedy. The said Wilma J. Kennedy having since intestate died on September 25, 2022 and pursuant to Affidavit of Heirship of record in Instrument No. 202304030023694 **, said Register's Office, her heirs at law being Sean Kennedy, Wendy Roberson, Courtney Hambrick, Steven Edwin and Robert Edmondson.**

Wilma J. Kennedy, Wilma Jean Kennedy and Wilma Jean Edmondson Kennedy being one and the same person.

Being also known as 3125 Meadowside Lane, Nashville, TN 37207.

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.

Wanda Roberson

Wanda Roberson

State of ~~Tennessee~~ ND Texas
County of Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Wanda Roberson, he 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 30 day of March, 2023.

Notary Public
My Commission Expires: 08/24/2024

ND

NATALIE DUARTE
Notary Public, State of Texas
Comm Expires 08-24-2024
Notary ID 132639242

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

Steven Ewing

State of ~~Tennessee~~ Georgia
County of Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Steven Ewing 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 10th day of March, 2023

Notary Public
My Commission Expires: August 25, 2023

DWANA COOPER
Notary Public, Georgia
Clayton County
My Commission Expires
August 25, 2023

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

Sean Kennedy

Courtney Hambrick

Robert Edmondson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sean Kennedy, Courtney Hambrick, and Robert Edmondson, 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 30 day of March, 2023.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-9-27

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3125 Meadowside Lane
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3125 Meadowside Lane
City, State, Zip: Nashville, TN 37207

Tax ID: 60-02-097.00

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 March 30, 2023.

Affiant Signature

3/30/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th 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