RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Johnson Davidson County
Batch# 993022 **DEEDWARR**
04/18/2023 09 01 09 AM 2 pgs
Fees $13 00 Taxes $647 50

20230418-0028289

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **175,000.00**

Joanna J Honest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/21/2023**

Notary Public

MY COMMISSION EXPIRES 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4626

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Music City Holdings, LLC	**Music City Holdings, LLC**	**150-09-0-235.00**
(NAME)	(NAME)	
6 Cadillac Dr., Suite 250	**6 Cadillac Dr., Suite 250**	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37013	**Nashville, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Auburn Braswell and Leigh Ann Mishelle Braswell, co-Trustees for The John and Leigh Ann Braswell Trust dated December 20, 2019,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee being Lot No. 17-B, on the plan of Cherry Hills, Section 12, Zone of Lot Division of Lots 15-18, as of record in Plat Book 6200, Page 342, and Book 6250, Page 174-175, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The John and Leigh Ann Braswell Trust, by QuitClaim Deed dated April 12, 2023, from Southeast Property Management, LLC, recorded April 18, 2023, in Instrument Number 20230418-0028288, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Southeast Property Management, LLC by Deed dated December 19, 2017, from Pigskin Properties, LLC, a Tennessee limited liability company, recorded December 28, 2017, in Instrument Number 20171228-0131917, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3237 Luann Drive, Nashville, TN 37013**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 12th day of **April, 2023**.

The John and Leigh Ann Braswell Trust, dated December 20, 2019

John Auburn Braswell, co-Trustee
John Auburn Braswell, co-Trustee

Leigh Ann Mishelle Braswell, co-trustee
Leigh Ann Mishelle Braswell, co-Trustee

STATE OF **TENNESSEE**
COUNTY OF ~~WILSON~~ DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **John Auburn Braswell and Leigh Ann Mishelle Braswell**, whom I am personally acquainted and who upon their oaths acknowledged themselves to be the co-Trustees and they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of **The John and Leigh Ann Braswell Trust, dated December 20, 2019**.

WITNESS my hand and official seal this 12th day of April, 2023.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 1/28/26