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 **$290,000.00** 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. 20238235	Affiant Sworn to and subscribed before me this 18th day of April, 2023. Notary Public My Commission Expires: 3-9-27
After Recording Return To The Above.	

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

WARRANTY DEED

THIS INDENTURE, made this 18th day of April, 2023, among:

MICHAEL DALE GRIMES AND SHAWN ALLEN GRIMES

HEIRS OF JOHN C GRIMES

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".

Karen Johnson Davidson County
Batch# 994093 DEEDWARR
04/19/2023 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20230419-0028809

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Nob Hill, as of record in Book 2663, page 31, 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 John C. Grimes and wife, Charlene Grimes by deed from Clifton E. Willis and wife, Karen S. Willis, dated June 20, 1977, of record in Book 5163, page 405, Register's Office for Davidson County, Tennessee. The said Charlene having since died on October 13, 2006, leaving John C. Grimes as surviving tenant by the entirety. The property was further conveyed to John C. Grimes, an unmarried man by deed from John C. Grimes, a widower, dated August 30, 2013, of record in Instrument No. 20130909-0093994, said Register's Office. The said John C. Grimes having since died intestate on March 23, 2022 and pursuant to Affidavit of Heirship of record in Instrument No. 202304190028808, Register's Office for said County, his sole heirs at law being Michael Dale Grimes and Shawn Allen Grimes.

This property being known as 3258 Knobview Drive, Nashville, TN 37214.

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.

Michael Dale Grimes

State of Florida

County of St Johns

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael Dale Grimes and Shawn Allen Grimes, individually and as heirs of John C Grimes 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 18 day of April, 2023.

Notary Public
My Commission Expires: 8/6/23

FREDRICKA BROWN
Notary Public - State of Florida
Commission # GG 326446
My Comm. Expires Aug 6, 2023
Bonded through National Notary Assn.

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

Shawn Allen Grimes

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael Dale Grimes and Shawn Allen Grimes, individually and as heirs of John C Grimes 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 18th day of April, 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: 3258 Knobview Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3258 Knobview Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 084-16-203.00

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 **April 18, 2023**.

Affiant Signature

4/18/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18th** day of **April**, 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