This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238251 **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 **$250,000.00;** 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 26th day of May, 2023 Notary Public My Commission Expires: 11.2.26

SYDNEY WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 26th day of May, 2023, among:

MUSIC CITY HOLDINGS, LLC,

A TEXAS LIMITED LIABILITY COMPANY

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

AND

DIJIN TAHIR

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".

Karen Johnson Davidson County
Batch# 1011725 DEEDWARR
06/06/2023 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20230606-0042834

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. F-4, in a Horizontal Property Regime shown on the Plan of Phase Two, Harpeth Glen Condominium Apartments, of record in Plat Book 4460, page 99, Register's Office for Davidson County, Tennessee, and further being shown on the Site Plan attached as Exhibit "A" to the First Amendment to Master Deed of record in Book 4630, page 504, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate legal description.

Together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the Master Deed and bylaws establishing a Horizontal Property Regime for Harpeth Glen Condominium of record in Book 4546, page 658, Book 4549, page 502, Book 4630, page 504, Book 4775, page 384, Book 4872, page 973, Book 5583, page 756, Book 5720, page 447, Book 7538, page 346, Book 8107, page 310, Book 9797, page 493, Instrument No. 20010123-0006812 and Instrument No. 20070724-0087868, Register's Office for Davidson County, Tennessee, including without limitation such unit's undivided percentage interest in the land and general common elements.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Larry Cox dated May 26, 2023 and filed of record in instrument number 20230530-0040336, Register's Office for Davidson County, Tennessee, on May 30,2023.

Being also known as 6955 Highland Park Drive, Nashville, TN 37205.

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 26th day of May, 2023.

_____
Notary Public
My Commission Expires: 11-2-26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Dijin Tahir
Address: 6955 Highland Park Dr
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Dijin Tahir
Address: 107 Centerrock Dr
City, State, Zip: Christiana TN 37037

Tax ID: 143-3A-001.00

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 May 26, 2023.

Affiant Signature

5/26/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of May, 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