Karen Johnson Davidson County
Batch# 1014519 DEEDWARR
06/13/2023 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20230613-0045032

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238421

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 **$335,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of June, 2023.

Notary Public
My Commission Expires: 11.2.26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of June, 2023, among:

VICKIE PACK CLAXTON AND HUSBAND JOHN R. CLAXTON

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 the Second Civil District of Davidson County, Tennessee, being Lot No. 61 in Section IV, Seven Oaks Subdivision, as of record in Book 2133, page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Noel Pack and wife, Montra Elizabeth Pack by deed from J.R. Coarsey, Trustee, dated January 6, 1955, of record in Book 2338, page 403, Register's Office for Davidson County, Tennessee. The said Noel Pack having since died on December 27, 1973 leaving Montra Elizabeth Pack as surviving tenant by the entirety. The property was further conveyed to Montra Elizabeth Pack, as to a Life Estate and Vickie Pack Claxton and husband, John R. Claxton, as to the Remainer by deed from Montra Elizabeth Pack, dated March 19, 2018, of record in Instrument No. 20180328-0028812, said Register's Office. The said Montra Elizabeth Pack having since died on December 31, 2022.

Being also known as 1220 Dempsey Drive, Nashville, TN 37217.

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.

Vickie Pack Claxton

Vickie Pack Claxton

John R Claxton

John R. Claxton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Vickie Pack Claxton and John R. Claxton, 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 13th day of June, 2023.

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11·2·26

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1220 Dempsey Drive
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1220 Dempsey Drive
City, State, Zip: Nashville, TN 37217

Tax ID: 120-10-027.00

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 June 13, 2023.

Affiant Signature

6/13/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of June, 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