Karen Johnson Davidson County
Batch# 1038405 DEEDWARR
08/15/2023 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20230815-0063530

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238565

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 **$195,000.00** 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 14th day of August, 2023.

Notary Public
My Commission Expires: 11.2.26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of August, 2023, among:

DEAN BAUMGARDNER

AN UNMARRIED MAN

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 the southerly 85 feet of the northerly 160 feet of the westerly 158 feet of Lot No. 10 on the map of E. A. Lindsley's Subdivision of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 fronts 85 feet on the easterly side of Hillside Drive and runs back between parallel lines 158 feet to a dead line in the rear.

Being the same property conveyed to Maxine Baumgardner by deed from Kenneth G. Street, single, dated September 30, 2005, of record in Instrument No. 20051026-0129178, Register's Office for Davidson County, Tennessee. The said Maxine Baumgardner having since died intestate on December 2, 2020, and pursuant to Probate Case 4027-P Filed March 5, 2021 Register's Office for Davidson County, Tennessee, her sole heirs at law being her sons, Lee Baumgardner and Dean Baumgardner. Also, being the same property conveyed to Dean Baumgardner by deed from Lee Baumgardner and Dean Baumgardner, being the sole heirs-at-law of Maxine Baumgardner, deceased, of record in Instrument No. 20210929-0131022, said Register's Office.

Being also known as 3109 Hillside Road, 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.

Dean Baumgardner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Dean Baumgardner, 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 14th day of August, 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: 3109 Hillside Road
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3109 Hillside Road
City, State, Zip: Nashville, TN 37207

Tax ID: 060-08-037.00

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 **August 14, 2023**.

Affiant Signature

8/14/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **August**, 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