Karen Johnson Davidson County
Batch# 1055108 DEEDWARR
09/28/2023 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,046.27
20230928-0076364

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|---|---|
| **This Instrument Prepared By and Returned To:**<br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20238726<br><br>**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 **$282,775.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 28th day of September, 2023.<br><br>Notary Public<br>My Commission Expires: 4-2-26 |

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 28th day of September, 2023, among:

**WYATT CHITTENDEN SINGLE MAN AND JONATHAN C. JONES**

**as married man, as tenants in common**

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 Lot No. 46, on the Plan of Stone Hedge, Final Plat Section 1, as shown by plat of record in Book 8250, page 541, as amended by Surveyor's Certificate of Correction of record in Book 10254, page 636, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Wyatt Chittenden and Jonathan C. Jones, as married man, as tenants in common by deed from Teresa L. Williams, a married woman, Lisa J. Lee and Sarah L. Mills, a married woman, dated August 8, 2023, of record in Instrument No. 20230818-0064658, Register's Office for Davidson County, Tennessee.**

**The herein described property is not now nor ever has been the principal place of residence of the Grantors spouse herein.**

**Being also known as 315 Pitts Avenue, Old Hickory, TN 37138.**

**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.

**Wyatt Chittenden**

**Jonathan C. Jones**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Wyatt Chittenden and Jonathan C. Jones, 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 26th day of September, 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: 315 Pitts Avenue
City, State, Zip: Old Hickory, TN 37138

**Responsible Party For Taxes:**

Name: Music City Holdings, LLC
Address: 315 Pitts Avenue
City, State, Zip: Old Hickory, TN 37138

**Tax ID: 053-16-0-062.00**

# 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 **September 26, 2023**.

Affiant Signature

**9/26/23**
Date

State of Tennessee

County of Williamson

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