This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129
Return to Above:
From Information Furnished by the Parties.

MAP/GROUP/PARCEL 16107013300

Karen Johnson Davidson County
Batch# 1071174 DEEDWARR
11/13/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231113-0088518

NAME & ADDRESS OF NEW OWNER:
Music City Holdings, LLC
5137Amalie Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Music City Holdings, LLC

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **OLEY, INC, A TENNESSEE CORPORATION** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MUSIC CITY HOLDINGS, LLC, a Texas limited liability company,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 55, on the Plan of Section One, McMurray Woods Addition, as shown by plat appearing of record in Book 4675, page 6 and 7, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Oley, Inc., by Warranty Deed from Tina M. Wainscott and Bobbie Eaton Jefferson, dated October 23, 2023, appearing of record in Instrument No. 20231024-0083320, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5137 Amalie Dr, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been paid by the Grantor(s) and prorated between the parties,

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 7 day of November, 2023.

Oley, Inc

BY: _____
Kris M. Oliver, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kris M. Oliver, President of Oley, Inc., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 7 day of November, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 12-19-26

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 8th day of November, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11.2.26

SYDNEY WATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

---------- [Space Below This Line For Recording Data] ----------

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 **November 8, 2023**.

Affiant Signature

11/8/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8th** day of **November**, 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