Karen Johnson Davidson County
Batch# 1086040 DEEDWARR
12/27/2023 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $893.18
20231227-0099477

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238865

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 **$241,399.00** 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 22nd day of December, 2023.

Notary Public
My Commission Expires: 11-2-26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 22nd day of December, 2023, among:

NMA PROPERTIES LLC

A TENNESSEE LIMITED LIABILITY COMPANY

Its 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. 353, Plan of J.M., T.J. and G.W. Harding's Addition, as shown on plat of record in Plat Book 21, page 80, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to NMA Properties LLC by deed from Michelle Monique Mathews and Tim Mathews, dated November 2, 2015, of record in Instrument No. 20151221-0127912, Register's Office for Davidson County, Tennessee.

Being also known as 1736 23rd Avenue N, Nashville, TN 37208.

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.

to jurisdiction and venue in those courts. This Agreement is severable; therefore, in the event any provision of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement that can be given effect without the conflicting provision. This Agreement shall survive closing and shall not merge. Captions are for convenience only, and shall not be considered in the construction of this Agreement. This document may be signed in counterparts.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 21 day of December, 2023.

NMA Properties LLC

BY: _____

Tim Mathews, Member

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, NMA Properties LLC, the 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, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this _____ day of December, 2023.

Notary Public_____

My Commission Expires: _____

See Attached
Notary Certificate

VERSION: January 2019

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 12/21/2023 before me, Crystal N. Wood, Notary Public
(insert name and title of the officer)

personally appeared Tim Mathews
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CRYSTAL N. WOOD
COMM # 2345176
SAN DIEGO County
California Notary Public
Comm Exp Feb. 4, 2025

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 **December 21, 2023**.



Affiant Signature

12/21/23
Date

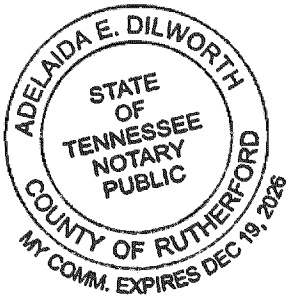
State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21st** day of **December**, 20**23**.



Notary's Signature



My Commission Expires: _____

Date