Karen Johnson Davidson County
Batch# 1086482 DEEDWARR
12/29/2023 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $710.40
20231229-0100064

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238958 **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 **$192,000.00** 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 28th 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 28th day of December, 2023, among:

WANDA J. PINKERTON

AN UNMARRIED WOMAN

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. 7 and the westerly half of Lot No. 8 of Block "B" on the Map of Kennaston Estates, as of record in Book 843, page 83, Register's Office for said County.

Said Lot No. 7 and part of Lot No. 8 front together 75 feet on the southerly side of Roosevelt Street and runs back between parallel line 139 feet to a dead line, measuring 75 feet thereon.

Being a portion of the property conveyed to James W. Pinkerton by deed from James W. Pinkerton, Executor of the Estate of Nell Faith Pinkerton, dated December 8, 2011, of record in Instrument No. 20111212-0096499, Register's Office for Davidson County, Tennessee. The property was further conveyed to James W. Pinkerton and wife, Wanda J. Pinkerton by deed from James W. Pinkerton, dated January 4, 2012, of record in Instrument No. 20120119-0005484, said Register's Office. The said James W. Pinkerton having since died on February 7, 2019, leaving Wanda J. Pinkerton as surviving tenant by the entirety.

Being also known as 104 Roosevelt Avenue, Madison, TN 37115.

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.

Wanda J Pinkerton

Wanda J. Pinkerton

State of Tennessee
County of ROANE/KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Wanda J. Pinkerton, 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 27 day of December, 2023.

Teddy Callahan
Notary Public
My Commission Expires: 9/5/2027

TEDDY CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 104 Roosevelt Avenue
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 104 Roosevelt Avenue
City, State, Zip: Madison, TN 37115

Tax ID: 043-05-140.00

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 **December 27, 2023**.

Affiant Signature

12/27/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **27th** day of **December**, 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