Karen Johnson Davidson County
Batch# 1096099 DEEDWARR
01/30/2024 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $759.16
20240130-0006617

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249007 **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 **$205,179.00** 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 30th day of January, 2024. Notary Public My Commission Expires: 7/7/27

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

WARRANTY DEED

THIS INDENTURE, made this 30th day of January, 2024, among:

TERESA MORGAN, ADMINISTRATOR OF THE ESTATE OF LAQONDIA V. NEWSOME FKA LAQONDIA V. WEAVER

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. 187 on the Plan of Buena Vista Estates, Section 4, of record in Plat Book 4300, page 81, Register's Office for

Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LaQondia V. Weaver, an unmarried woman by deed from Mareita Robertson, an unmarried woman, dated February 14, 2005, of record in Instrument No. 20050215-0017086, Register's Office for Davidson County, Tennessee. LaQondia V. Newsome fka LaQondia V. Weaver having since intestate on March 17, 2023. Pursuant to Affidavits of Heirship of record in Instrument No. 20230417-0028053 and Instrument No. 20230417-0028054, Register's Office for Davidson County, Tennessee, her sole heirs at law being Robert Newsome, Torey A. Robbins and Antonio D. Robbins. Teresa Morgan was appointed as Administrator of the Estate of LaQondia V. Newsome, of record in Docket No. 23P1097, Probate Court Clerk's Office for Davidson County, Tennessee, wherein the real estate was brought into the estate by consent of all the heirs-at-law of LaQondia V. Newsome and Teresa Morgan, Administrator is authorized to sell the subject property and to execute any and all documents to effectuate the conveyance of the property and to sign all necessary documents, including but not limited to a Warranty Deed and the proceeds shall be made payable to The Estate of LaQondia V. Newsome.

LaQondia V. Weaver and LaQondia V. Newsome being one and the same person.

This property being known as 4124 Buenaview Court, Nashville, TN 37218.

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.

Teresa Morgan, Administrator of the Estate of LaQondia V. Newsome fka LaQondia V. Weaver

BY: Teresa Morgan, administrator of the Estate of LaQondia Newsome

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Teresa Morgan, Administrator of the Estate of LaQondia V. Newsome fka LaQondia V. Weaver, 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 30 day of January, 2024.

Notary Public
My Commission Expires: July 7, 2027

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 4124 Buenaview Court
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 4124 Buenaview Court
City, State, Zip: Nashville, TN 37218

Tax ID: 059-05-149.00

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 **January 30, 2024**.

Affiant Signature

1/30/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30th** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026