Karen Johnson Davidson County
Batch# 1101425 DEEDWARR
02/15/2024 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20240215-0010563

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249000

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 **$330,000.00** 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 14th day of February, 2024.

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2025

Notary Public
My Commission Expires: _____

WARRANTY DEED

THIS INDENTURE, made this 14th day of February, 2024, among:

BOBBY JOE SMITH INDIVIUALY AND BOBBY JOE SMITH,

EXECUTOR OF THE ESTATE OF JERRY N. SMITH

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MUSIC CITY HOLDINGS, LLC,
A TEXAS LIMITED LIABITY 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. 135 on the Plan of Benedict Land Company's First Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry N. Smith and Mary Louise Smith by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., dated October 28, 1997, of record in Book 10661, page 599, Register's Office for Davidson County, Tennessee. The said Mary Louise Smith having since died on September 12, 2016, leaving Jerry N. Smith as surviving tenant by the entirety. The said Jerry N. Smith having since died testate on July 2, 2023 and pursuant to the Last Will and Testament of Jerry N. Smith, of record in Docket No. 23P1415, Davidson County Probate Clerk's Office, the subject property was devised to Bobby Smith.

This property being known as 1221 Stockell Street, Nashville, TN 37207.

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.

Bobby Joe Smith

Bobby Joe Smith, Executor of the Estate of Jerry N. Smith

BY: _____
Bobby Joe Smith, Executor

State of Tennessee
County of ~~Williamson~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bobby Joe Smith and Bobby Joe Smith, as Executor of the Estate of Jerry N. Smith, 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 14th day of February, 2024.

Notary Public
My Commission Expires:_____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 1221 Stockell Street
City, State, Zip: Nashville, TN 37207

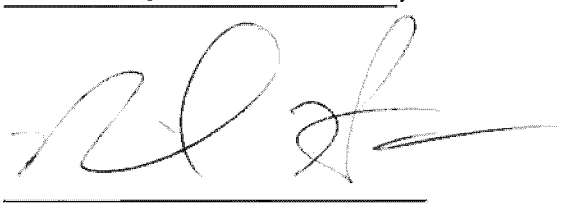
Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1221 Stockell Street
City, State, Zip: Nashville, TN 37207

Tax ID: 071-15-363.00

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 **February 14, 2024**.



Affiant Signature

2/14/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **February**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

