Karen Johnson Davidson County
Batch# 1101426 DEEDWARR
02/15/2024 11:50:30 AM 5 pgs
Fees: $28.00 Taxes: $499.50
20240215-0010564

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249076

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 **$135,000.00** 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 15th day of February, 2024.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 15th day of February, 2024, among:

JESSICA A. EVANS AND MICHAEL EVANS,

WIFE AND HUSBAND

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

AND

MUSIC CITY HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, 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".

Certain real property situated in the 24th Civil District of Davidson County, Tennessee, and described as follows, To-wit:

Beginning at an old iron pin, the most South-Southwest corner of the Donald Lewis Hawkins property as shown in Deed Book 5209, page 30, R.O.D.C.T., in the northern margin of Marrowbone Ridge Road, the southeast corner of this tract; thence along the northern margin of Marrowbone Ridge Road, along a curve to the right (erroneously missing from prior deeds) with a radius of 835.00 feet, an arc length of 352.54 feet, and a chord being North 63 deg. 29 min. 46 sec. West, 349.93 feet to a new iron pin; thence along a new line, North 58 deg. 00 min. 00 sec. East, 170.50 feet to a new iron pin; thence continuing along a new line, North 17 deg. 30 min. 00 sec. East, 222.27 feet to a new iron pin; thence continuing along a new line, North 08 deg. 44 min. 37 sec. East, 202.67 feet to a new iron pin; thence continuing a new line, North 33 deg. 07 min. 42 sec. East, 353.23 feet to a new iron pin; thence continuing along a new line, North 27 deg. 40 min. 06 sec. East, 195.99 feet to a new iron pin; thence continuing along a new line, South 62 deg. 19 min. 54 sec. East, 100.00 feet to a new iron pin; thence continuing along a new line, South 24 deg. 37 min. 49 sec. West, 558.78 feet to a new iron pin; thence continuing along a new line, South 59 deg. 58 min. 06 sec. East, 134.39 feet to an old iron pin, in the western line of the Donald Lewis Hawkins property as shown in Deed Book 5209, page 30, R.O.D.C.T.; thence along the line with Hawkins, South 20 deg. 04 min. 49 sec. West, 539.36 feet to the beginning, containing 5.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 09/03/1998.

Being the same property conveyed to Jessica A. Evans and Michael Evans, wife and husband by deed from Robin Dewayne Waller, a married man, dated February 28, 2023, of record in Instrument No. 20230302-0015002, Register's Office for Davidson County, Tennessee.

Being commonly known as 5300 Ridge Road, Joelton, TN 37080.

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.

Jessica A. Evans

State of Arizona

County of Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jessica A. Evans, 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 ~~15~~ 14 C.H. day of February, 2024.

Notary Public
My Commission Expires: 2-18-2026

CLYDE M HUBBARD JR.
Notary Public - Arizona
Maricopa County
Commission # 620019
My Comm. Expires Feb 18, 2026

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Michael Evans

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael Evans, 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 15th day of February, 2024.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Music City Holdings, LLC,
Address: 5300 Ridge Road
City, State, Zip: Joelton, TN 37080

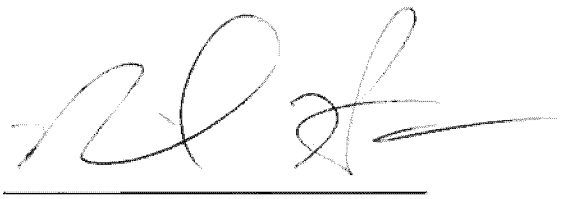
Responsible Party For Taxes:

Name: Music City Holdings, LLC,
Address: 5300 Ridge Road
City, State, Zip: Joelton, TN 37080

Tax ID: 028-167.00

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 15, 2024**.



Affiant Signature

2/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15th** day of **February**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

