Karen Johnson Davidson County
Batch# 1101465 DEEDWARR
02/15/2024 01:41:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20240215-0010621

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249074

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 **$140,000.00;** which is equal to or greater than the amount which 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: 3/7/27

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

SPECIAL WARRANTY DEED

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

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantor**")

AND

ROBIN WALLER AND BRANDY GEORGE

including all 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 Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from _Jessica A. Evans and Michael Evans, wife and husband dated February 15, 2024 and filed of record in instrument number 20240215-0010564, 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 claiming by, through or under the Grantor, **BUT NO FURTHER OR OTHERWISE.**

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 has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Music City Holdings, LLC

BY: _____

Dylan Craig

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Dylan Craig*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Authorized Signor*** of ***Music City Holdings, LLC*** the within named bargainor, and that he/she as such ***Authorized Signor*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Authorized Signor***.

Witness my hand and official seal this 15th day of February 2024.

T. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Robin Walker & Brandy George
Address: 5300 Ridge Rd
City, State, Zip: Joelton, TN 37080

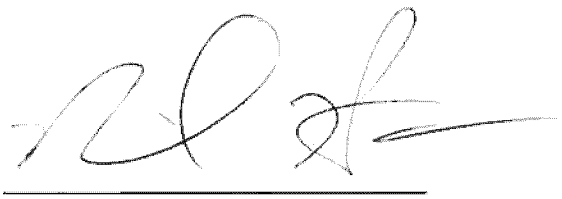
Responsible Party For Taxes:

Name: Robin Walker & Brandy George
Address: 525 Green Lane
City, State, Zip: Whites Creek TN 37189

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

