Karen Johnson Davidson County
Batch# 1110197 DEEDWARRSP
03/12/2024 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20240312-0017200

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249110 **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 **$360,000.00;** 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 12th day of March, 2024. Notary Public My Commission Expires: 5/9/27

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

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12th day of March, 2024, among:

MUSIC CITY HOLDINGS, LLC

A TEXAS LIMITED LIABILITY COMPANY

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

AND

ANA V. ABEN AND VICTOR MANUEL ROMERO-CELIS

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 Davidson County, Tennessee, being Lot No. 7 on the Map of Carrick's unrecorded Subdivision of Block "L", of the Hefferman's Property and described as follows:

BEGINNING at a point in the North margin of Herman Street, formerly Zollicoffer Street, said point being 287 feet more or less East of the Northeast corner of 28th Avenue North, formerly Barrow Avenue and Herman Street and at the common Southerly corner of Lots 6 and 7; thence with the line between said lots, North 150 feet to the South margin of an alley, thence with the margin of said alley, East 50 feet to a point, the common Northerly corner of Lots 7 and 8; thence with the line between Lots 7 and 8 South 150 feet to the North margin of Herman Street; thence with the margin of Herman Street West 50 feet to the beginning.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Patrick Cheek, unmarred man dated Mrch 12, 2024, and filed of record in instrument number 202403120017133 **, Register's Office for Davidson County, Tennessee, on** March 12, 2024 **.**

Commonly known as 2722 Herman Street, Nashville, TN 37208.

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 12th day of MARCH 2024.

_____
Notary Public
My Commission Expires: 3/9/27

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

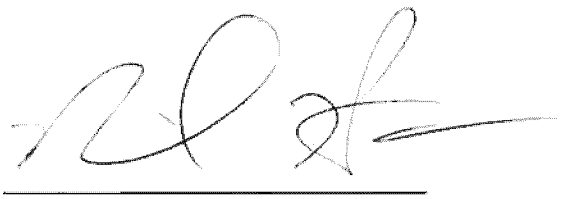
Owner Name & Property Address:
Name: Ana V. Abenard Victor Manuel Romero-Cells
Address: 2722 Herman Street
City, State, Zip: Nashville TN 37208

Responsible Party For Taxes:
Name: Same
Address: 717 Frodo Lane
City, State, Zip: Antioch TN 37013

Tax ID: 092-06-20200

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 March 12, 2024.



Affiant Signature

3/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of March, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

