This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1132733 DEEDWARR
05/08/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20240508-0034037

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $210,000

Affiant Signature

Subscribed and sworn to before me on this the 8 Day of May, 2024

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11 / 06 / 24

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Management Investments, LLC & Henson Ventures, LLC
2905 Parthenon Avenue #108,
Nashville, TN 37203
SEND TAX BILLS TO:
Music City Management Investments, LLC & Henson Ventures, LLC
2905 Parthenon Avenue #108,
Nashville, TN 37203
MAP AND PARCEL NUMBER: 12810006700

WARRANTY DEED
24NT00465

Effective the 8th Day of May, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Enes Sasic and wife, Rabija Sasic

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Music City Management Investments, LLC & Henson Ventures, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Stacy Square, Section 3, of record in Plat Book 4175, page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Enes Sasic and wife, Rabija Sasic from Cynthia Lee Hale n/k/a Cynthia Hale Fisher, unmarried, by Warranty Deed dated 0502/2002 and recorded 05/10/2002 in Instrument No. 20020510-0058091, Register's Office of said County.

This is an improved property commonly known as: 244 New Sawyer Brown Rd, Nashville, TN 37221-1522

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of May, 2024

Enes Sasic

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Enes Sasic** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2024.

Irini Bakhoum
Notary Public

My Commission expires: 1/4/2027.

IRINI BAKHOUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rabija Sasic

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rabija Sasic,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2024.

Irini Bakhoum
Notary Public

My Commission expires: 1/4/2027

IRINI BAKHOUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5/8/2024 (date of document).

Affiant Signature

5/8/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of May, 2024

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025