Karen Johnson Davidson County
Batch# 1133340 DEEDWARR
05/10/2024 09:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,211.75
20240510-0034481

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249326

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 **$327,500.00** which is equal to or greater than the amount the Premises would command in a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of May, 2024.

Notary Public
My Commission Expires: 1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

WARRANTY DEED

THIS INDENTURE, made this 9th day of May, 2024, among:

ANN FREEMAN BUCHANAN

UNMARRIED

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

AND

MUSIC CITY HOLDINGS, LLC,
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. 5D-8 on the Plan of Glengarry Park, Section 5D, as of record in Plat Book 3600, page 36, 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 Ann Mensa-Bonsu, unmarried by deed from Allison Lea Moore, dated December 14, 2001, of record in Instrument No. 20011227-0142488, Register's Office for Davidson County, Tennessee. The property was further conveyed to Ann Mensa-Bonsu Buchanan and husband, Marvin Buchanan by deed from Ann Mensa-Bonsu Buchanan (formerly known as Ann Mensa-Bonsu), dated January 31, 2002, of record in Instrument No. 20020228-0025596, said Register's Office. And, further conveyed to Ann Freeman Buchanan, an unmarried woman by deed from Marvin Howard Buchanan, an unmarried man, dated April 4, 2017, of record in Instrument No. 20171115-0117494, said Register's Office.

Ann Mensa-Bonsu Buchanan and Ann Freeman Buchanan are one and the same person.

Being also known as 325 Glenpark Drive, Nashville, TN 37217.

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.

Ann Freeman Buchanan

State of Tennessee
County of ~~Williamson~~ Davidson
KZ

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ann Freeman Buchanan, 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 9 day of May, 2024.

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

Notary Public
My Commission Expires: 1-17-2027

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 325 Glenpark Drive
City, State, Zip: Nashville, TN 37217

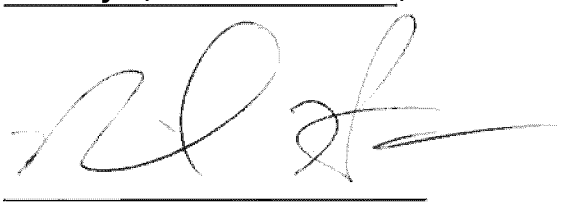
Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 325 Glenpark Drive
City, State, Zip: Nashville, TN 37217

Tax ID: 120-06-036.00

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 May 9, 2024.



Affiant Signature

5/9/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of May, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

