This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249343 **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 **$425,000.00** 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 21st day of May, 2024. Notary Public My Commission Expires: 3/9/27



WARRANTY DEED

THIS INDENTURE, made this 21st day of May, 2024, among:

JDUCK, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

its 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".

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Karen Johnson Davidson County
Batch# 1138412  DEEDWARR
05/22/2024 01:35:30 PM    4 pgs
Fees: $23.00  Taxes: $1,572.50
20240522-0038209
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Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section Two, Burchwood Gardens, of record in Plat Book 2900, page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JDuck, LLC, a Tennessee limited liability company by deed from JP Investment Group LLC, a Tennessee limited liability company, dated April 26, 2024, of record in Instrument No. 20240430-0031442, Register's Office for Davidson County, Tennessee.

Being also known as 1834 Welcome Lane, Nashville, TN 37216.

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.

JDuck, LLC, a Tennessee Limited Liability Company

BY: _____

Joshua C. Duckworth, Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Joshua C. Duckworth*** 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 ***JDuck, LLC A Tennessee Limited Liability Company*** 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 21 day of May, 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: 1834 Welcome Lane
City, State, Zip: Nashville, TN 37216

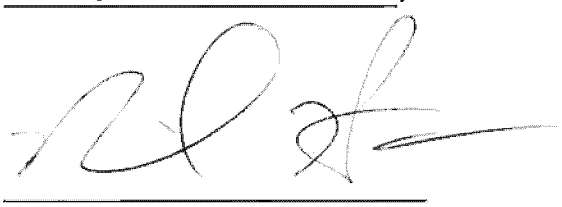
Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 1834 Welcome Lane
City, State, Zip: Nashville, TN 37216

Tax ID: 073-09-087.00

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 21, 2024.



Affiant Signature

5/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of May, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

