This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249404 **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 **$175,000.00** 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 23rd day of May, 2024. Notary Public My Commission Expires: 3/9/27

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138740 DEEDWARR
05/23/2024 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20240523-0038641

THIS INDENTURE, made this 23rd day of May, 2024, among:

AMANDA ELIZABETH SCOTT

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 Unit No. 502 on the Plan of Heritage Village Condominiums, as shown on Exhibit A to the Master Deed of record in Book 4875, page 179, as amended, to which reference is hereby made for a more complete description.

Being the same property conveyed to Pamela E. Jackson, an unmarried person by deed from Thomas S. Elmore, a single man, dated August 30, 2000, of record in Instrument No. 20000906-0087909, Register's Office for Davidson County, Tennessee. The said Pamela E. Jackson having since died testate on April 21, 2018, pursuant to the Last Will and Testament of Pamela Eileen Jackson, of record in Docket No. 18P-1407, Davidson County, Tennessee Probate Court Clerk's Office and of record in Instrument No. 20180823-0083661, Register's Office for Davidson County, Tennessee, the property was devised to Amanda Elizabeth Scott.

Pamela E. Jackson and Pamela Eileen Jackson being one and the same person.

Being also known as 502 Colony Trace Court, Madison, TN 37115.

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.

Amanda Elizabeth Scott

Amanda Elizabeth Scott

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Amanda Elizabeth Scott, 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 25 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: 502 Colony Trace Court
City, State, Zip: Madison, TN 37115

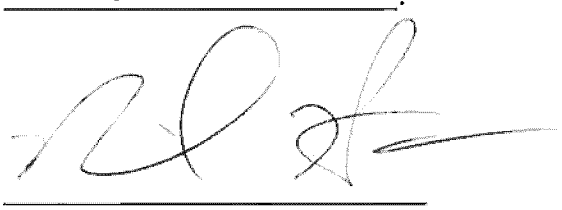
Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 502 Colony Trace Court
City, State, Zip: Madison, TN 37115

Tax ID: 042-11B-100.00

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 23, 2024**.



Affiant Signature

5/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23rd** day of **May**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

