Karen Johnson Davidson County
Batch# 1141107 DEEDWARRSP
05/31/2024 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20240531-0040366

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249370 **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 **$275,000.00;** 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 30th day of May, 2024. Notary Public My Commission Expires: 11-2-26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of May, 2024, among:

MUSIC CITY HOLDINGS, LLC,

A TEXAS LIMITED LIABILITY COMPANY

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

AND

UTOPIA HOMES LLC,
A TENNESSEE 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. 27, Section D, on the Plan of Section "D" as shown on plan recorded July 16, 1948, in Plat Book 1424, page 65, as revised in Plat Book 1835, page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said lot fronts 57.1 feet on Debow Street, containing 0.09 acres, more or less. Subject to and reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including ingress and egress over the property conveyed for servicing easement as shown, of record in Book 1913, page 140, Register's Office for Davidson County, Tennessee and being a portion of Lot 27-15, Section D, Village of Old Hickory as shown on revised plan record April 10, 1951, Book 1835, page 52, in Register's Office for Davidson County, Tennessee, being the easterly 66.0 feet of Lot 27-15, Section "D", containing 0.09 acres more or less; subject to and reserving one (1) permanent easement 10 feet wide, more or less, for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement of record in Book 2021, page 122, Register's Office for Davidson County, Tennessee. The above described lot abuts on Dodson Street as shown on said Plan of Section "D" on the westerly margin thereof.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Hope Armstrong and Lee Armstrong dated May 30, 2024 and filed of record in Instrument No. 20240530-0040301, Register's Office for Davidson County, Tennessee.

Being also known as 907 Debow Street, Old Hickory, TN 37138.

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: _____
Robert Lively

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Robert Lively*** 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 30th day of May, 2024.

_____
Notary Public
My Commission Expires: 11-2-26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Utopia Homes LLC
Address: 907 Debow St
City, State, Zip: Old Hickory, TN 37138

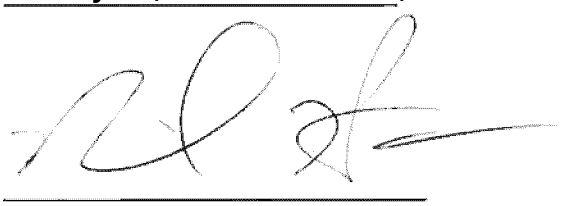
Responsible Party For Taxes:

Name: Utopia Homes LLC
Address: 5149 West Odle Highland Dr.
City, State, Zip: Antioch TN 37013

Tax ID: 044-15-117.00

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 30, 2024.



Affiant Signature

5/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of May, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

