Karen Johnson Davidson County
Batch# 1143090 DEEDWARRSP
06/04/2024 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,491.10
20240604-0041696

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249435

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 **$403,000.00;** 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 31th day of May, 2024.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS
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

OSR PROPERTIES 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".

Tract I:
Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Napier Elliott and wife, Dorothy Jane Elliott by deed from Horace L. Wright and Harvey A. Thomas, a partnership, dated March 3, 1962, of record in Book 3344, page 575, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee lying in the rear of Lot No. 81 on the Plan of Merry Oaks, as of record in Book 1835, page 67 and 68, Register's Office for said County, described according to an unrecorded survey made by Hickerson and Miller, as being Lot 81-A, as follows:

Beginning at an iron pin in the westerly corner of Lot No. 80 and 81; thence with the line between said lots, if extended, westerly 239 feet to an iron pin; thence northerly 88 feet to an iron pin; thence easterly 239.5 feet to an iron pin, at the corner of Lot No. 81 and 82; thence southerly 88 feet to the point of beginning.

Being the same property conveyed to Richard N. Elliott and wife, Dorothy J. Elliott by Installment Deed from Horace L. Wright and Harvey A. Thomas, dated January 4, 1963, of record in Book 3499, page 59, Register's Office for Davidson County, Tennessee.

Dorothy Jane Elliott aka Dorothy J. Elliott having died on or about April 12, 2020, leaving Richard N. Elliott as surviving tenant by the entirety.

Richard Napier Elliott aka Richard N. Elliott having died testate on July 13, 2021, and under the terms of Last Will and Testament of Richard N. Elliott, of record in the Circuit Court of Davidson County, Tennessee, Twentieth Judicial District State of Tennessee, Probate Division, Docket No. 21P1958, Linda E. Smith was appointed as Executrix and authorized to sell subject property.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Linda Elliot Smith Executrix of The Estate of Richard N. Elliott dated May 29, 2024 and filed of record in instrument number 20240604-0041480 , Register's Office for Davidson County, Tennessee, on June 04, 2024.

Being also known as 314 Woodberry Drive, Nashville, TN 37214.

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 31st day of May, 2024.

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Owner Name & Property Address:

Name: OSR Properties LLC
Address: 314 Woodberry Dr
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: OSR Properties LLC
Address: 725 Green Hill Blvd
City, State, Zip: Brentwood TN 37027

Tax ID: 095-07-0-028 and 034

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 June 4, 2024.

Affiant Signature

6/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of June, 2024

Notary's Signature

My Commission Expires: 3/9/27

Date

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