This instrument prepared by:
Return to: Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1149743 DEEDWARR
06/24/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240624-0046731

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 17TH day of JUNE, 2024.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Realty Up, LLC
244 New Sawyer Brown Road,
Nashville, TN 37221

SEND TAX BILLS TO:
Realty UP, LLC
244 New Sawyer Brown Road,
Nashville, TN 37221

MAP AND PARCEL NUMBER: Tax ID #: 12810006700

WARRANTY DEED

24NT00584

Effective the 17TH Day of JUNE, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Music City Management Investments, LLC & Henson Ventures, LLC
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Realty Up, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Stacy Square, Section 3, of record in Plat Book 4175, page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Music City Management Investments, LLC & Henson Ventures, LLC from Enes Sasic and wife, Rabija Sasic, by Warranty Deed dated 05/08/2024 and recorded 05/08/2024 in Instrument No. 20240508-0034037, Register's Office of said County.

Being the same property conveyed to Enes Sasic and wife, Rabija Sasic from Cynthia Lee Hale n/k/a Cynthia Hale Fisher, unmarried, by Warranty Deed dated 0502/2002 and recorded 05/10/2002 in Instrument No. 20020510-0058091, Register's Office of said County.

This is an improved property commonly known as: 244 New Sawyer Brown Rd, Nashville, TN 37221-1522

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. I do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 17TH day of JUNE, 2024.

SOLE MEMBER, MUSIC CITY MANAGEMENT INVESTMENTS, LLC

Cara Hermes, Sole Member, Music City Management Investments, LLC

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Cara Hermes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **sole member** for **Music City Management Investments, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.
Witness my hand, at office, this 17TH day of JUNE, 2024.

Notary Public

My commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SOLE MEMBER, HENSON VENTURES, LLC

Steven Henson, Sole Member, Henson Ventures, LLC

State of TN }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Steven Henson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** For **Henson Ventures, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.
Witness my hand, at office, this 17TH day of JUNE, 2024.

Notary Public

My commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 17, 2024.

Affiant Signature

6/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of June, 2024.

Notary's Signature

My Commission Expires: 3/9/27

Date

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