Name and Address of New Owner:
Erick Allen
3536 Rockledge Way
Murfreesboro, TN 37129

Send Tax Bills To:
Erick Allen
3536 Rockledge Way
Murfreesboro, TN 37129

This Instrument Prepared By:
Dawnielle Hardwick
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1153090 DEEDWARRSP
07/01/2024 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $817.70
20240701-0049498

Map & Parcel No: 064-12-0A-934.00-CO

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Music City Holdings LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erick Allen, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 934, on the Plan of Section 2, Fox Run Condominiums, as established by Master Deed of record in Book 5535, Page 713; as corrected in Book 5895, Page 516; and Book 5936, Page 301; Book 6370, Page 817; and in Book 8510, Page 95; and as shown on the plan of record in Book 5200, Page 148, 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 Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Sirena Wilson and Reid Bragg, Heirs and Beneficiaries of the Estate of Rita A. Bragg, of record in Instrument No. **20240701-0049180** Register's Office for Davidson County, Tennessee, dated **06/28/2024** and recorded on **07/01/2024**.

Rita A. Bragg died testate on March 23, 2024, and her Last Will & Testament has been admitted for Probate in Case No. 24P928, in the Seventh Circuit Court for the Twentieth Judicial District, State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division). Pursuant to the terms of said Last Will & Testament, the subject property was devised to Rita A. Bragg's children: Sirena Wilson and Reid Bragg.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 28th day of June, 2024.

Music City Holdings LLC, a Texas Limited Liability Company

By: _____
Robert Lively, General Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Robert Lively, General Manager with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be General Manager, respectively, of **Music City Holdings LLC,** the within named bargainor, a Texas Limited Liability Company, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 28th day of June, 2024.

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

_____
Notary Public
My commission expires: 10/10/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$221,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of June, 2024.

_____
Notary Public
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

File No. DH-24-7040

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202407010049498

Certificate of Authenticity

I, Dawnielle Hardwick, 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 28, 2024**.

Date

D Hardwick

Affiant Signature

July 1, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026