Karen Johnson Davidson County
Batch# 1164597 DEEDWARR
07/31/2024 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20240731-0058039

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249395

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 **$165,000.00** 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 31st day of July, 2024.

Notary Public
My Commission Expires: 3/9/27

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

WARRANTY DEED

THIS INDENTURE, made this 31st day of July, 2024, among:

SHERRY SHEETS, ADMINITRATRIX OF

THE ESTATE OF LORENE HARRIS

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 Lot No. 121-B, on the plan of Zone Lot Division Lots 28 & 121 of Section 4 of East Lake Subdivision, as shown on plat of record in Plat Book 5200, page 739, amending Plat Book 5800, page 245, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lorene Harris by deed from Christine Marie Wallace Megna and Anthony G. Megna, Jr., wife and husband, dated August 29, 2014, of record in Instrument No. 20140903-0080440, Register's Office for Davidson County, Tennessee. The said Lorene S. Harris having since died intestate on March 23, 2022. Pursuant to Order approving Motion to Approve Sale of Real Properties dated May 31, 2024, Sherry Sheets, Administratrix, was authorized to execute all necessary documents to finalize the sale of said property.

Being also known as 3249 Lakeford 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 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.

Sherry Sheets, Administratrix of the Estate of Lorene Harris

BY: Sherry Sheets, administratrix
Sherry Sheets

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sherry Sheets Administratrix of the Estate of Lorene Harris, 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 30 day of July, 2024.

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tiffany Beckman
Notary Public
My Commission Expires: 3/8/28

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3249 Lakeford Drive
City, State, Zip: Nashville, TN 37214

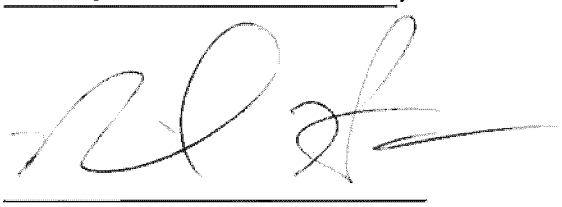
Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3249 Lakeford Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 108-12-133.00

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 **July 31, 2024**.



Affiant Signature

7/31/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **31st** day of **July**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

