Name and Address of New Owner:
Antonio Vera
536 Northview Dr
Nashville TN 37211
Send Tax Bills To:
Antonio Vera
Same as above
Return to and
This Instrument Prepared By:
Dawnielle Hardwick
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1168995 DEEDWARRSP
08/14/2024 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240814-0061858

Map & Parcel No: 161-11-0A-213.00-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 **Antonio Vera** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 213 on the Plan of Huntington Ridge Townhomes, a Planned Unit Development, as of record in Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plat is hereby made for a more complete and Accurate description thereof, together with one membership in Huntington Ridge Homowners association, Inc., a Not-For-Profit corporation of the state of Tennessee, and all Obligations and Privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Music City Holdings LLC by Warranty Deed from Joseph Douglas Norman and Carolyn B Norman, husband and wife, dated 8/9/24, and filed for record on 8/13/24 in Instrument no. 20240813-0061177, Register's Office for Davidson County, Tennessee.

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 Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 8th day of August, 2024.

Music City Holdings LLC, a Texas Limited Liability Company

By: Robert Lively, Authorized Agent by Andrew Suzore, Attorney in Fact
Robert Lively, Authorized Signatory, by
Andrew Suzore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Andrew Suzore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Attorney-in-Fact for Robert Lively, Authorized Signatory of Music City Holding LLC, the within named bargainor, a Texas Limited Liability Company, and that such Andrew Suzore, as such Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company on behalf of Robert Lively as Attorney-in-Fact. See Specific Durable Power of Attorney being recorded at Instrument No. 20240710-005168 in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal this 8th day of August, 2024.

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary Public
My commission expires:_____

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 **$260,000.00**, 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
8th day of August, 2024.

Notary Public
My commission expires:_____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

File No. DH-24-7395

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **August 8, 2024**.

Date

D Hardwick

Affiant Signature

August 13, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13th** day of **August**, 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