Name and Address of New Owner:
SLK Asset Management LLC
128 Holt Hills Road
Nashville, TN 37211

Send Tax Bills To:
SLK Asset Management LLC
128 Holt Hills Road
Nashville, TN 37211

This Instrument Prepared By:
Leslie G. Hayes
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1169262 DEEDWARRSP
08/14/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240814-0062208

Map & Parcel No: 162-10-0-085.00

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 **SLK Asset Management LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Brookview Estates, Section I of record in Plat Book 4460, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Albert Gene Morgan, Jr. and wife, Naomi R. Morgan by Warranty Deed from Georgia Ruark Bandy of record in Book 8409, page 339, Register's Office for Davidson County, Tennessee, dated July 25, 1991 and recorded on July 31, 1991.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Deed from Naomi B. Morgan, dated 8/13/2024, and filed for record at Instrument No. **20240814-0062004**, 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 13th day of August, 2024.

Music City Holdings. LLC,
a Texas Limited Liability Company

By: _____
Robert Lively, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County 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, acknowledge themselves to be Authorized Signatory for **Music City Holdings. LLC,** the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Signatory executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company by himself as Authorized Signatory.

WITNESS my hand and official seal this 13th day of August, 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 WILLIAMSON

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 **$280,000.00**, 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
13th day of August, 2024.

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

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

File No. DH-24-7405

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

202408140062208

Certificate of Authenticity

I, Leslie Hayes, 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 8/13/2024.

Date

Affiant Signature

8/14/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of August, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)