Name and Address of New Owner:
Home Made Inc.
804 North 5th Street
Nashville, TN 37207

Send Tax Bills To:
Home Made Inc.
804 North 5th Street
Nashville, TN 37207

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

Karen Johnson Davidson County
Batch# 1173042 DEEDWARRSP
08/21/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20240821-0064378

Map & Parcel No: 061-16-0-318.00

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 **Home Made Inc., a Tennessee Corporation** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract 18, Block D of Country Club Estates, a subdivision in the Davidson County, State of Tennessee, a Plat of which subdivision is of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Scott B. Hammaker and wife, Debra K. Zimmerman by Warranty Deed from Irene Power, a widow of record in Book 7243, page 211, Register's Office for Davidson County, Tennessee, dated May 15, 1987 and recorded on May 21, 1987. Scott B. Hammaker subsequently died on October 12, 2023, vesting Debra K. Zimmerman as surviving tenant by the entirety.

Being further conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Debra K. Zimmerman, unmarried, dated 08/19/2024, and recorded at Instrument No. 20240820-0063948, 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 Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 19th day of August, 2024.

Music City Holdings LLC, a Texas Limited Liability Company

By: _____
Robert Lively, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ 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, respectively, of **Music City Holdings LLC,** the within named bargainor, a 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 limited liability company by himself as such officer.

WITNESS my hand and official seal this 19th day of August, 2024.

Notary Public
My commission expires: _____

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

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 **$403,000.00,** 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
19th day of August, 2024.

_____
Notary Public
My commission expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. LH-24-7427

202408210064378

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 19, 2024**.

Date

D Hardwick

Affiant Signature

August 21, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** 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