This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249726 **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 **$340,000.00** 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 21st day of August, 2024. Notary Public My Commission Expires: 3/9/27

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173491 DEEDWARR
08/23/2024 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20240823-0064946

THIS INDENTURE, made this 21st day of August, 2024, among:

MICHAEL W. CARTWRIGHT AND TERESA L. CARTWRIGHT

HUSBAND AND WIFE

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. 23 on the Plan of Locustwood Subdivision, Section 4, of record in Book 2330, page 137, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Cartwright, a single person by deed from Billie L. Shelton et ux, Barbara Jean Shelton, dated March 30, 1984, of record in Book 6263, page 567, Register's Office for Davidson County, Tennessee. And, further conveyed to Michael W. Cartwright by deed from Mary Cartwright, dated October 14, 2005, of record in Instrument No. 20051024-0127961, said Register's Office.

Being also known as 3930 West Valley Drive, Nashville, TN 37211.

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.

Michael W. Cartwright

Michael W. Cartwright

Teresa L. Cartwright

Teresa L. Cartwright

State of ~~Tennessee~~ KENTUCKY
County of ~~DAVIESS~~ HANCOCK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael W. Cartwright and Teresa L. Cartwright, 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 20th day of August, 2024.

Mitulkumar P. Purohit

Notary Public
My Commission Expires: 03/12/2026

Mitulkumar P. Purohit
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID #KYNP46699
MY COMMISSION EXPIRES MARCH 12, 2026

Owner Name & Property Address:

Name: Music City Holdings, LLC
Address: 3930 West Valley Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Music City Holdings, LLC
Address: 3930 West Valley Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 148-09-127.00

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 **August 20, 2024**.

Affiant Signature

8/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 3/9/27

Date

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