Name and Address of New Owner:
Byrd Property Buyers, LLC
1620 Eastside Avenue
Nashville, TN 37206

Send Tax Bills To:
Byrd Property Buyers, LLC
1620 Eastside Avenue
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1179624 DEEDWARRSP
09/10/2024 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20240910-0069759

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

Map & Parcel No: 071-01-0-099.00

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 **Byrd Property Buyers, 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. 12 on the Plan of Plan of Trinity Hills Village, Section 1 of record in Book 4175, Page 62, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Nikkie Marlowe, an unmarried woman by Warranty Deed from Adolfo Antonio Beltran, Married of record in Instrument No. 20141201-0109750 Register's Office for Davidson County, Tennessee, dated November 25, 2014 and recorded on December 1, 2014.

Being the same property conveyed to Music City Holdings LLC by Warranty Deed from Nikkie Marlow, an unmarried woman dated September 9, 2024 and filed for record on September 10, 2024 as Instrument no. 20240910-0069711, Register of Deeds 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 9th day of September, 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, Authorized Signatory 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 corporation by themselves as such officer.

WITNESS my hand and official seal this 9th day of September, 2024.

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

_____
Notary Public
My commission expires: _____

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 **$289,000.00**, 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
9th day of September, 2024.

_____
Notary Public
My commission expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

File No. DH-24-7580

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 **September 9, 2024**.

Date

D Hardwick

Affiant Signature

September 10, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **September**, 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