Name and Address of New Owner:
Jason Tucker and Michael Deming
300 Donelson Pike
Nashville, TN 37214

Send Tax Bills To:
Jason Tucker and Michael Deming
300 Donelson Pike
Nashville, TN 37214

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# 1192375 DEEDWARR
10/10/2024 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.56
20241010-0078819

Map & Parcel No: 084-12-0-132.00

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 **Jason Tucker, married, and Michael Deming, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Lincoya Hills of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liabity Company, by Warranty Deed from David W. Nicks and wife, Rose Marie Nicks, by of record in Instrument No. 20241010-0078745 Register's Office for Davidson County, Tennessee, dated 10/08/2024 and recorded on 10/10/2024.

This is property more commonly known as 2704 and 2706 Lincoya Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantees, 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 s, 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 October, 2024.

Music City Holdings, LLC, a Texas Limited Liability Company

By: _____
Robert Lively, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
ej

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 8th day of October, 2024.

_____
Notary Public
My commission expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
ej

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 **$320,150.00**, 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 October, 2024.

_____
Notary Public
My commission expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

File No. DH-24-7920

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 **October 8, 2024**.

Date

D Hardwick

Affiant Signature

October 10, 2024

Date

State of Tennessee

County of Davidson

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