WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201093 DEEDWARR
11/04/2024 11:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20241104-0085476

File No. DH-24-7012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO AND THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Holdings, LLC	Same as New Owner	
(NAME)	(NAME)	
5000 Riverside Dr., Bldg 5, Ste 100W		041-10-0-022.00
(ADDRESS)	(ADDRESS)	
Irving, TX 75039		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Tracy Hunter, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 501 on the Plan of Bellshire Estates, Section B of record in Plat Book 2331, Page 128, 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 Tracy Hunter, unmarried by Warranty Deed from Kevin B. Booth of record in Instrument No. 20010524-0054323 Register's Office for Davidson County, Tennessee, dated March 14, 2001 and recorded on May 24, 2001.

The said Tracy Hunter having since married; *see*, Marital Waiver attached as Exhibit A hereto and incorporated herein by reference to waive, transfer, and convey any and all homestead, dower, or other marital rights or interests in the subject property.

This is property more commonly known as 3923 Brick Church Pike, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against

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Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 31st day of October, 2024.

Tracy Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me personally appeared Tracy Hunter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2024.

Notary Signature
My commission expires: May 8, 2026

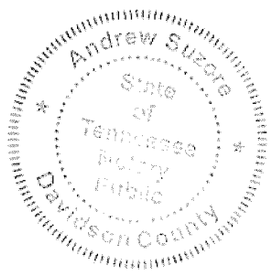


EXHIBIT A

MARITAL WAIVER

Maunetra D. Gray-Hunter, spouse of Tracy Hunter, hereby waives any and all right, title, and interest in the subject property, including, but not limited to, any homestead, dower, or other marital rights or interests as contemplated in T.C.A. § 26-2-301 or other similar statutes therein.

It is specifically understood by Maunetra D. Gray-Hunter that, by execution of this Marital Waiver, she cannot claim any right in and to the subject property as "marital property" under any actions for "equitable distribution" under present Tennessee law.

Witness my hand this 28th day of October, 2024.

Maunetra D. Gray-Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2024, before me personally appeared Maunetra D. Gray-Hunter, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of October, 2024.

Notary Signature

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

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 31, 2024**.

Date

D Hardwick

Affiant Signature

November 4, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026