Name and Address of New Owner:
Alex J. Burnette
1209 Pine Street, Apt 507
Nashville, TN 37203

Send Tax Bills To:
Alex J. Burnette
Same as New Owner

Karen Johnson Davidson County
Batch# 1202171 DEEDWARRSP
11/06/2024 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20241106-0086069

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

Map & Parcel No: 083-02-0-093.00

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 **Alex J. Burnette,** **an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee:

Being part of Lot No. 8 on the Plan of the Martha Martin Lands, of record in Book 161, Page 101, Register's Office for Davidson County, Tennessee, and described according to a survey made by E. R. Southgate, Surveyor, April 17, 1946, as follows:

Beginning at a point in the Northerly margin of Sharpe Avenue, 424 feet East of the Easterly margin of 14th Street, at the corner of Lots Nos. 1 and 8 shown on said survey; thence North along the line between said lots 80 feet to the South line of Lot No. 2; thence along the South line of Lots Nos. 2 and 3, East 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said Lots Nos. 7 and 8, Southwardly 80 1/3 feet to the North margin of Sharpe Avenue; thence with the margin of the same, Easterly 75 feet to the beginning.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed fromn Jairo A. Prado, unmarried man, of record in Instrument No. 20241104-0085501 Register's Office for Davidson County, Tennessee, dated October 31, 2024 and recorded on November 4, 2024.

This is property more commonly known as: 1413 Sharpe Avenue, Nashville, TN 37206

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 31st day of October, 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 31st day of October, 2024.

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

_____
Notary Public
My commission expires: 10/10/26

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 **$419,000.00**, 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 31st day of October, 2024.

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

_____
Notary Public
My commission expires: 10/10/26

File No. DH-24-8037

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