Name and Address of New Owner:
James Bakke
9134 Holstein Dr.
Nolensville, TN 37135

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1234078 DEEDWARRSP
02/04/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,338.29
20250204-0008402

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

Map & Parcel No: 147-14-0-001.00

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 **James Bakke, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Candlestick Farms, Section One of record in Plat Book 3300, Page 56, 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 W.R. Jordan by Warranty Deed from David W. Vaughn and wife, Terry D. Vaughn of record in Instrument No. 20050713-0081023 Register's Office for Davidson County, Tennessee, dated July 12, 2005 and recorded on July 13, 2005. The said W.R. Jordan a/k/a William Robert Jordan subsequently died testate on October 17, 2022, and his Last Will & Testament has been admitted for probate in Case No. 22PR-12712, in the Chancery Court for Williamson County, Tennessee. Pursuant to the terms of said Last Will & Testament, W.R. Jordan directed that any real estate owned at the time of his death be administered as part of his probate estate, subject to the control of his Executor, Pat Waggoner.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from the Estate of William Robert Jordan a/k/a W.R. Jordan, dated 1/30/2025, recorded 2/3/25 and of record at Instrument No. 20250203-0007825 Register's office for Williamson County, Tennessee.

This is property more commonly known as: 693 Brewer Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 30th day of January, 2025.

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 30th day of January, 2025.

_____
Notary Public
My commission expires: 11/8/2028

JENNIFER DEMASIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$361,700.00**, 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 30th day of January, 2025.

_____
Notary Public
My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-[illegible]-2027

File No. DH-25-8743

Certificate of Authenticity

I, Leslie Hayes, 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 1/30/2025.

Date

Affiant Signature

2/4/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of February, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)