Name and Address of New Owner:
Cedar + Stone Homes, LLC
1547 Fleetwood Drive
Franklin, TN 37064

Send Tax Bills To:
Same as New Owner

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

Karen Johnson Davidson County
Batch# 1245513 DEEDWARRSP
03/10/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250310-0017958

Map & Parcel No: 091-08-0-266.00

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 **Cedar + Stone Homes, 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. 17 on the Plan of the Subdivision of Lots 3, 4, 5 and 6, Clifton County Lands, of record in Plat Book 161, Page 80, RODCT. Said Lot fronts 50 feet on the West side of First Street and extends back westwardly between parallel lines one hundred fifty (150) feet, more or less, to an alley 15 feet wide. Subject to Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 161, Page 80, for said County. Subject to Metro Code requirement of record in Book 10409, Page 348, Register's Office for said County.

Being a portion of the same property conveyed to Curtis M. Groves by Quitclaim Deed from Faith J. Groves of record in Instrument No. 20181109-0110892 Register's Office for Davidson County, Tennessee, dated November 07, 2018 and recorded on November 09, 2018.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Curtis M Groves dated 03/06/2025 and recorded on 03/10/2025 in Instrument No. 20250310-0017783 Register's Office for Davidson County, Tennessee.

This is property more commonly known as: 921 42nd Avenue North, Nashville, TN 37209

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 11th day of March, 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 7th day of March, 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 **$250,000.00,** 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 11th day of March, 2025.

_____
Notary Public
My commission expires: _____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

File No. DH-25-9058

202503100017958

Certificate of Authenticity

I, D 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 **March 7, 2025**.

Date

D Hardwick

Affiant Signature

March 10, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

