Name and Address of New Owner:
Eric Ferentz
324 Hanover Drive
Costa Mesa, CA 92626

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 092-07-0-073

Karen Johnson Davidson County
Batch# 1247656 DEEDWARR
03/14/2025 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $2,645.50
20250314-0019223

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, **Michael A. McGinniss, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Ferentz, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of C.R. Badoux's Addition of record in Plat Book 161, Page 41, 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 Michael A. McGinniss, married, by Warranty Deed dated October 1, 2024 from Music City Holdings, LLC, a Texas Limited Liability Company, recorded October 3, 2024 in Instrument No. 20241003-0076909 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of March, 2025.

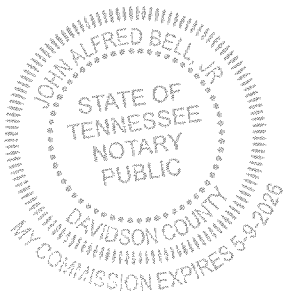
(SEAL)
Michael A. McGinniss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of March, 2025, before me personally appeared Michael A McGinniss, 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 12th day of March, 2025.

Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

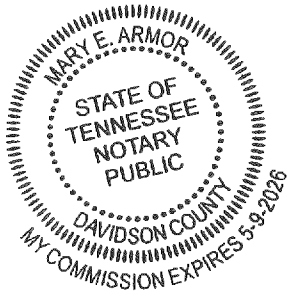
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $715,000.00, 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
12th day of March, 2025.

Notary Public
My commission expires:_____
File No. 2025-7620-MA



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 12, 2025

Affiant Signature

03/12/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12th day of March, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY