Name and Address of New Owner:
Fahim Eryan
2089 Brookstone Drive
Mt. Juliet, TN 37122

Send Tax Bills To:
Fahim Eryan
2089 Brookstone Drive
Mt. Juliet, TN 37122

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

Map & Parcel No: 091-13-0-044.00

Karen Johnson Davidson County
Batch# 1223414 DEEDWARRSP
01/06/2025 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,448.74
20250106-0001087

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

Land in Davidson county, Tennessee, being Lot No. 6 of Block "H" section 2, Croylwood subdivision, of record in book 1130, page 100, Registers Office for said County, described as follows:

Beginning at a point in the Southerly margin of Columbia avenue at the corner of Lots Nos. 5 & 6; thence with the line between said Lots, Southerly 231.1 feet to the North line of Lot no. 21; thence with the North line of said Lot & Lot no. 20, Easterly 60.7 feet to the corner of Lots nos. 6 & 7; thence with the line between said lots, Northerly 222.2 feet to the Southerly margin of Columbia avenue; thence with the margin of the same, Westerly 60 feet to the beginning.

Being the same property conveyed to Music City Holdings LLC by Deed from Amanda Ford, as Heirs and Beneficiaries of the Estate of Rhonda L. King, and Kateland Coble and Karlee Tracey, Indivudally as Heirs and Beneficairies of the Estate of Gloria King Walters, dated 01/03/2025 **and recorded on** 01/06/2025 **in Instrument No.** 20250106-0000953**, Register's Office for Davidson County, Tennessee.**

This is property more commonly known as: 6335 Columbia Avenue, 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 3rd 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 3rd 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 **$391,551.00**, 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
3rd day of January, 2025.

_____
Notary Public
My commission expires: _____

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

File No. DH-24-8520

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 **January 3, 2025**.

Date

D. Hardwick

Affiant Signature

January 6, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6th** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

