**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1232562 DEEDWARR
01/31/2025 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20250131-0007435

File No. DH-25-8671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Music City Holdings, LLC | Same as new Owner | |
| (NAME) | (NAME) | 042-09-0-032.00 |
| 5000 Riverside Dr, Bldg 5, Ste 100W | | |
| (ADDRESS) | (ADDRESS) | |
| Irving, TX 75039 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Larry E. Graham, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One Add (erroneously omitted from previous deed of record), Kemper Heights, of record in Plat Book 2331, Page (s) 65 and 66, 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 Larry E. Graham, an unmarried person, by Warranty Deed from Karen Ray, married and Karen Ray, Executrix of the Carrie Lane Estate of record in Instrument No. 20121130-0109931 Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded on November 30, 2012. This conveyance deed showed the Plat in Page 64 and 65 in Error. The correct Plat pages are 65 and 66.**

**This is property more commonly known as 109 Arta Drive, Nashville, TN 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 30th day of January, 2025.

Larry E. Graham

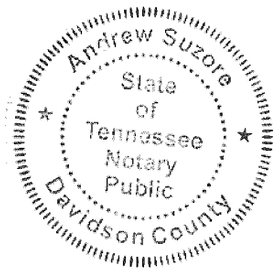
Larry E. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2025, before me personally appeared Larry E. Graham, 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 30th day of January, 2025.

Notary Signature
My commission expires: May 8, 2028




**Return to:**
**Magnolia Title & Escrow, Inc.**
**1104 Fatherland St.**
**Nashville, TN 37206**

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

1/31/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of January, 2025.

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)