Name and Address of New Owner:
Peachy Investment Group, LLC
137 3rd Avenue North
Fmaklin, TN 37064

Send Tax Bills To:
Peachy Investment Group, LLC
137 3rd Avenue North
Fmaklin, TN 37064

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

Map & Parcel No: 071 16 0 113.00

Karen Johnson Davidson County
Batch# 1241679 DEEDWARRSP
02/26/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.39
20250226-0014383

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 **Peachy Investment Group, 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. 12 and a small triangle out of the Northwest corner of Lot No. 13, on the plan of T. I. Ward's Resubdivision of certain lots in Williams and Hayes Belleview Plan of record in Book 974, page 48, Register's Office for said county, said triangular part of Lot No. 13 having a base of 0.8 feet on Montgomery Street.

Said Lot No. 12 and said part of Lot No. 13 adjoin and front together 50.8 feet on the easterly side of Montgomery Street and runs back between lines along the South margin of Blue Ridge Drive, formerly Peachtree Street, 200 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Enfield Properties, LLC, a Tennessee limited liability company, of record in Instrument No. **20250225-0013985** Register's Office for Davidson County, Tennessee, dated **02/24/2025** and recorded on **02/25/2025**.

This is property more commonly known as: 1417 Montgomery Avenue, Nashville, TN 37207

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 24th day of February, 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 24th day of February, 2025.

SAMUEL SHARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 4/2028

_____
Notary Public
My commission expires: 11/8/28

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 **$316,050.00**, 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 24th day of February, 2025.

_____
Notary Public
My commission expires: _____

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

File No. DH-25-8859

202502260014383

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 **February 24, 2025**.

Date

D. Hardwick

Affiant Signature

February 26, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

