This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5591-AJ

Karen Johnson Davidson County
Batch# 1253368 DEEDWARR
03/28/2025 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,064.12
20250328-0023359

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $287,600.00.

Affiant

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

Subscribed and sworn to before me, this the 27th day of March, 2025.

Notary Public
My Commission Expires: **03/09/2027**

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Holdings, LLC 5000 Riverside Drive Bldg 5, Ste 100W Irving, TX 75039	New Owner	084 11 0 037.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Donald Preston VanCleve, a married man (individually and/or collectively, "Grantor"), transfer and convey unto Music City Holdings, LLC, a Texas Limited Liability Company (individually and/or collectively, "Grantee"), 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. 105, on the Plan of MAPLECREST, as of record in Plat Book 1835, Pages 27 and 28, Register's Office for said County, described as follows:

Beginning on the Northwesterly margin of Denneywood Drive at the corner of Lots Nos. 105 and 106; thence with the line between said two lots Northwestwardly 170 feet to the corner of Lots Nos. 104, 105, and 106; thence with the line between said Lots Nos. 104 and 105, Southwardly 156.4 feet to the Northerly margin of Aubrey Court; thence with same Eastwardly 92.98 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, Northeastwardly 28.82 feet to the Northwesterly margin of Denneywood Drive; thence with same, Northeastwardly 71.48 feet to the beginning.

Being the same property conveyed to Donald Preston VanCleve, a single person, by Warranty Deed from James H. Rawls and Norma J. Lyle, Devisees of The Estate of Thelma Pearl Rawls, of record in Instrument No. 20100331-0024015, in the Register's Office of Davidson County, Tennessee, dated March 29, 2010 and recorded on March 31, 2010. Subject property was never primary residence for grantor and/or spouse.

This is improved property located at: **2300 Dennywood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2025.

GRANTOR:

Donald Preston VanCleve

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald Preston VanCleve, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202503280023359

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 26, 2025**.

Date

D Hardwick

Affiant Signature

March 28, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County