This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-5796-TM

Karen Johnson Davidson County
Batch# 1268503 DEEDWARR
05/05/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250505-0034487

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

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

Subscribed and sworn to before me, this the 30th day of April, 2025.

Notary Public
My Commission Expires: _____

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	096 06 0 034.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Barry Blake Goins, a single man, Darryl Dean Goins, Sr., a married man and Timothy Anderson Goins, 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. 22 on the Map of COLONIAL VILLAGE, as of record in Plat Book 1424, Page 58, Register's Office for said County.

Said Lot No. 22 fronts 70 feet on the North side of Colonial Circle and runs back 248.96 feet on the West line and 245.96 feet on the East line to a dead line, measuring 70.08 feet thereon.

Being the same property conveyed to Elizabeth Annette Goins, unmarried, by Quitclaim Deed from Elizabeth Annette Goins, unmarried, of record in Instrument No. 20211222-0169531, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021 and recorded on December 22, 2021. The said Elizabeth Annette Goins died on March 30, 2024 testate, devising subject property to Barry Blake Goins, Darryl Dean Goins, Sr., and Timothy Anderson Goins. See Probate Case No. 24P959, Davidson County Seventh Circuit Court.

Being the same property conveyed to Robert Harold Goins, Sr. and wife, Elizabeth Annette Goins, by Warranty Deed from Daniel Van Pelt and wife, Aileen Van Pelt, of record in Book 3574, Page 173, in the Register's Office of Davidson County, Tennessee, dated June 17, 1963 and recorded on June 24, 1963. The said Robert Harold Goins, Sr. died on May 25, 2018, leaving Elizabeth Annette Goins as surviving tenant by the entirety.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **2832 Colonial Circle, 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 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 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 30th day of April, 2025.

GRANTOR:

Barry Blake Goins

Darryl Dean Goins, Sr.

Timothy Anderson Goins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barry Blake Goins, Darryl Dean Goins, Sr., and Timothy Anderson Goins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
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 4/30/2025.

Date

Affiant Signature

5/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of May, 2025.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)