Name and Address of New Owner:
Robert P. Talbot
7097 Big Oak Lane
Nolensville, TN 37135

Send Tax Bills To:
Same as New Owner

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

Karen Johnson Davidson County
Batch# 1276314 DEEDWARRSP
05/22/2025 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20250522-0040338

Map & Parcel No: 135-12-0A-049.00-CO and 135-12-0A-050.00-CO

SPECIAL 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 **Robert P. Talbot, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, being Unit 2097 of Nashboro Village Twelve Condominium and Garage Unit 2097 G, of said Condominium, as shown on Master Plat Plan for Nashboro Village Condominium, prepared by Miller, Wihry and Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, recorded in Book 4827, Page 30, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an individual 2.28% interest in the Common Elements of the Nashboro Village Twelve Condominiums.

Being the same property conveyed to the Grantor herein, by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument Number 20250520-0039751, Register's Office for Davidson County, Tennessee, dated 5/2/2025 and recorded on 5/20/2025.

This is property more commonly known as:
2097 Nashboro Boulevard, Nashville, TN 37217

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 16th day of May, 2025.

Music City Holdings, LLC, a Texas Limited Liability Company

By:_____
Robert Lively, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 16th day of May, 2025.

SAMUEL SKARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2026

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 **$210,000.00**, 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
16th day of May, 2025.

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2027

Notary Public
My commission expires:_____

File No. DH-25-9755

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 5/16/2025.

Date

Affiant Signature

5/22/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of May, 20 25.

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)