Karen Johnson Davidson County Batch# 1277262 DEEDWARR 05/23/2025 02:00:30 PM 3 pgs Fees: $18.00 Taxes: $865.80 20250523-0040922	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$ 234,000.00** Affiant Subscribed and sworn to before me, this 23 day of May, 2025. Notary Public My commission expires: 10/10/26
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Music City Holdings, LLC, a Texas limited liability company	**New Owner**	**107-05-0-092.00**
5000 Riverside Dr., Bldg. 5, Ste. 100W		
Irving, TX 75039		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Joyce F. McGinnis, an unmarried woman

(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"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Bel-Air Subdivision, Section II, as of record in Book 2900, Pages 29, 30, 31, 32, Register's Office for Davidson County.
Said Lot fronts 77 feet on the westerly side of Dabbs Avenue and runs back 178 feet on the northerly line and 164 feet on the southerly line to a dead line in the rear on which it measures 53.5 feet.

Being the same property conveyed to David A. McGinnis and wife, Joyce F. McGinnis by Warranty Deed from Gerald W. Ingram, as to a 1/2 undivided interest and Emory A. Ingram and wife, Margaret Virginia Ingram, as to a 1/2 undivided interest of record in Book 4938, page 275, Register's Office for Davidson County, Tennessee, dated July 31, 1975 and recorded on August 04, 1975; the said David A. McGinnis having since died on April 17, 2008 leaving all his interest to his wife, Joyce F. McGinnis.

SP 11/2015

This is improved property known as **1961 Dabbs Avenue, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of May, 2025.

Joyce F. McGinnis 5.23.25

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joyce F. McGinnis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of May, 2025.

Notary Public
My Commission Expires: 11-2-26

CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Lenders Title Company File No. 25-002265-524

Please Return to:

Magnolia Title & Escrow
2913 Berry Hill Drive
Nashville, TN 37206

SP 11/2015

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 5/23/2025.

Date

Affiant Signature

5/23/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd 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)