Name and Address of New Owner:
Girgis Saber
1925 Dabbs Avenue
Nashville, TN 37217

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1277469 DEEDWARRSP
05/27/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $902.73
20250527-0041268

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

Map & Parcel No: 107-05-0-092.00

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 **Girgis Saber,** Unmarried, "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 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 the Music City Holdings, LLC, a Texas Limited Liability Company, herein by Deed from Joyce McGinnis, dated 5/23/25 **and appearing of record at Instrument No.** 20250523-0040922, **Register's Office for Davidson County, Tennessee.**

This is property more commonly known as:
1961 Dabbs Avenue, 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 20th day of May, 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 20th day of May, 2025.

_____
Notary Public
My commission expires: 11/8/2028

JENNIFER DEMASIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

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 **$ 243,980.93** 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
23rd day of May, 2025.

_____
Notary Public
My commission expires: 10/10/2026

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

File No. DH-25-9685

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 5/20/2025.

Date

Affiant Signature

5/27/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th 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)