WARRANTY DEED

Karen Johnson Davidson County
Batch# 1278659 DEEDWARR
05/29/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250529-0042091

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Music City Holdings LLC	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) 6 CADILLAC DRIVE	(NAME) 6 CADILLAC DRIVE	14810006700
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) BRENTWOOD TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sarah Susan Baker, as Trustee of The Susan Baker Trust, dated August 15, 2003, Amended and Restated August 26, 2021** , HEREINAFTER CALLED THE GRANTOR, HAS 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, THEIR HEIRS AND ASSIGNS, 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. 135 on the Plan of Locustwood Subdivision, Section 1, of record in Book 2330, Page 136, Register's Office for said County.

Said Lot No. 135 fronts 100 feet on the southerly side of Haywood Lane and runs back 191.9 feet on the westerly line and 275 feet on the easterly line to a dead line in the rear, measuring 130.1 feet thereon.

Being the same property conveyed to Sarah Susan Baker, Trustee of the Susan Baker Trust, dated August 15, 2003, by virtue of that certain Quit Claim Deed dated August 21, 2014, and being of record at Instrument No. 20140825-0077241 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Sarah Susan Baker Trust by virtue of Warranty Deed dated March 18, 2013 at Instrument No. 20130327-0030163 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 233 Haywood Ln Nashville, TN 37211 (unimproved _)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this 28th day of May, 2025.

The Susan Baker Trust, dated August 15, 2003, Amended and Restated August 26, 2021

Sarah Susan Baker, Trustee

By: Sarah Susan Baker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sarah Susan Baker,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Trustee** of the **Susan Baker Trust, dated August 15, 2003, Amended and Restated August 26, 2021,** and is authorized by the **Susan Baker Trust, dated August 15, 2003, Amended and Restated August 26, 2021,** to execute this instrument on behalf of **The Susan Baker Trust, dated August 15, 2003, Amended and Restated August 26, 2021.**

WITNESS my hand and official seal at office this 28th day of May, 2025.

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Notary Public
My Commission Expires: 7-3-28

Certificate of Authenticity

I, Holly A. Mason, 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 May 28 2025.

Affiant Signature

5/28/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025