STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1280875 DEEDWARR
06/03/2025 02:21:30 PM 5 pgs
Fees: $28.00 Taxes: $841.75
20250603-0043583

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE ~~30th~~ 2nd day of ~~May~~ June, 2025.

Notary Public
MY COMMISSION EXPIRES:
File No. G25-23341

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Holdings (NAME)	(NAME)	071-04-0-028.00
5000 Riverside Drive, Bldg 5, Ste 100W (STREET ADDRESS)	(STREET ADDRESS)	
Irving, TX 75039 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Pamela Luker, a married woman, Linda Upchurch, a married woman, Christopher Roberts, a married man, and Terri Welch, a married woman**, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 229 on the Plan of Final Plat of Joywood Heights, Section II, of record in Plat Book 1130, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wilburn A. Roberts and wife, Ruby G. Roberts by Warranty Deed from Estelle Ragan Camp, a widow of record in Book 7758, page 141, Register's Office for Davidson County, Tennessee, dated January 20, 1989 and recorded on January 25, 1989. The said Wilburn A. Roberts having deceased, vesting Ruby G. Roberts as surviving tenant.

The said Ruby G. Roberts having since died testate on or about January 1, 2021, and her Last Will & Testament has been admitted for Probate in the Probate Court for Davidson County, Tennessee, at Nashville, Docket No. 21P1649. Pursuant to the terms of said Last Will, the property was devised to Sherry Roberts and Danny Roberts.

See also Executor's Deed to Sherry Roberts and Danny Roberts from Pam Luker, Executor of the Estate of Ruby Geraldine Roberts of record in Instrument No. 20230411-0026595 Register's Office for Davidson County, Tennessee, dated April 06, 2023 and recorded on April 11, 2023 and Scrivener's Affidavit recorded on September 19, 2023 record in Instrument No. 20230919-0073544, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherry Roberts, Terri Welch, Pamela Luker, and Linda Upchurch, all as tenants in common with right of survivorship by Quitclaim Deed from Sherry Roberts of record in Instrument No. 20231218-0097426 Register's Office for Davidson County, Tennessee, dated December 13, 2023 and recorded on December 18, 2023.

BEING the same property conveyed to Terri Welch, Pamela Luker, and Linda Upchurch, all as tenants in common with right of survivorship, by Quitclaim Deed from Sherry Roberts, (being a one-half interest) dated 6/12/2024 and recorded 6/14/2024 in Instrument No. 20240614-0044737 as amended by Deed of Correction of record in Instrument No. ___202506030043580_____, said Register's Office.

The said Danny Roberts having died intestate November 4, 2023, vesting ownership of his one-half undivided interest in his sole heir at law, Christopher Roberts. See Affidavit of Heirship of record in Instrument No. ___202506030043580_____, said Register's Office**, and Instrument No. 202506030043582, said Register's Office.**

This is not nor ever been the marital residence for any grantors.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2624 Woodyhill Dr., Nashville, TN 37207.

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. 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.

Witness my/our hand(s) this **30th** day of May, 2025.

Pamela Luker
Pamela Luker

Linda Upchurch
Linda Upchurch

_____
Christopher Roberts

Terri Welch
Terri Welch

STATE OF _____
COUNTY OF _____

On this _____day of May, 2025, before me personally appeared Christopher Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

_____
Notary Signature
My commission expires:

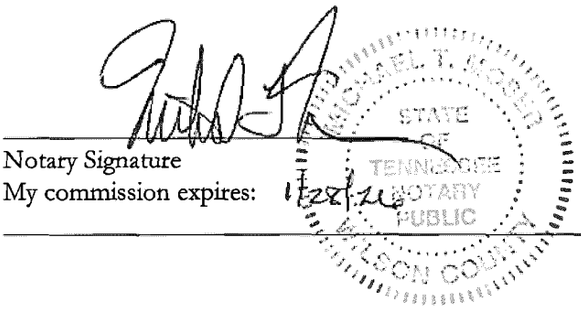
Witness my hand, at office, this _____day of May, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2025, before me personally appeared Pamela Luker, Linda Upchurch, and Terri Welch to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged

that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2025.



Notary Signature
My commission expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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Witness my/our hand(s) this 30 day of May, 2025.

_____
Pamela Luker

_____
Linda Upchurch

_____
Christopher Roberts

_____
Terri Welch

STATE OF Tennessee
COUNTY OF Maury

On this 30 day of May, 2025, before me personally appeared Christopher Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Erica A. Hansbrough
Notary Signature
My commission expires: 09-27-2028

ERICA A. HANSBROUGH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

Witness my hand, at office, this _____day of May, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____day of May, 2025, before me personally appeared Pamela Luker, Linda Upchurch, and Terri Welch to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged

Certificate of Authenticity

I, D. Hardwick, 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 30, 2025**.

Date

D. Hardwick

Affiant Signature

June 3, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

