This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-6145-LV

Karen Johnson Davidson County
Batch# 1283873 DEEDWARR
06/10/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $853.22
20250610-0045636

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $230,600.00.

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2025.

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

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Holdings, LLC **5000 Riverside Dr., Bldg 5, Ste 100W** **Irving, TX 75039**	**Same as New Owner**	049 12 0A 006.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Janet Carter, an unmarried woman, and Torrado O'Brian Carter, a married man (individually and/or collectively, "Grantor"), transfer and convey unto Music City Holdings, LLC, a Texas Limited Liability Company (individually and/or collectively, "Grantee"), 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. 6 on the Plan of PRESTWICK PLACE, of record in Instrument No. 20040723-0088164, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Torrado Carter, by Warranty Deed from Ricky Earps, of record in Instrument No. 20050506-0051120, in the Register's Office of Davidson County, Tennessee, dated April 29, 2005 and recorded on May 06, 2005.
The said Torrado Carter died on October 14, 2022 leaving Janet Carter and Torrado O'Brian Carter as heirs at law according to Affidavits of Heirship of record in Instrument No. 202506100045634___ and Instrument No. 202506100045635___, said Register of Deeds.
Subject property is not the principal or marital residence of Torrado O'Brian Carter, his spouse, or dependents.

This is improved property located at: **1713 Shorecrest Point, Whites Creek, TN 37189.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2025.

GRANTOR:

Janet Carter

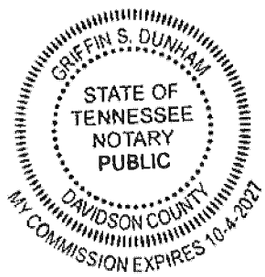
Torrado O'Brian Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janet Carter and Torrado O'Brian Carter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of June, 2025.

Notary Public
My Commission expires: 10/04/2027



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **June 6, 2025**.

Date

D Hardwick

Affiant Signature

June 10, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

