WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289248 DEEDWARR
06/24/2025 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250624-0049672

B-ELAM-25-4350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings LLC	**Music City Holdings, LLC**	
(NAME) **5000 Riverside Dr, Bldg 5, Ste 100W**	(NAME) **5000 Riverside Dr, Bldg 5, Ste 100W**	**058-00-0-022.00**
(ADDRESS) **Irving, TX 75039**	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHIA MAE ARRINGTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Exhibit "A" on the Plan of the subdivision of the lands of Dr. J.H. Jordon, deceased, as of record in Plan Book 2, Page 79, Chancery Court at Nashville, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 27, 1955, as follows:

Beginning on the easterly margin of Cato Road at the northwest corner of that part on said Lot No. 1 conveyed to William Burton Clinard and wife, by deed from Andy Glaus, Jr. and wife, of record in Book 2395, Page 353, Register's Office for Davidson County, Tennessee; thence with said Clinard's northern boundary line, North 62 deg. 12' East 400 feet to an iron pin, said Clinard's northeast corner; thence North 27 deg. 48' West 100.4 feet to an iron pin; thence South 70 deg. 35' West 403 feet to the easterly margin of said Road; thence with same, South 27 deg. 48' East 160 feet to the beginning.

Being the same property conveyed to Thomas D. Arrington and wife, Dorothia Mae Arrington by Warranty Deed from Phillip E. Arrington, a single man individually, and as the only heir of William E. Arrington, Jr. and wife, Elizabeth M. Arrington, both deceased, and Thomas D. Arrington and wife, Dorothia Mae Arrington of record in Instrument No. 20020408-0042263, Register's Office for Davidson County, Tennessee, dated April 01, 2002 and recorded on April 08, 2002.

The said Thomas D. Arrington aka Thomas Denzel "Tommy: Arrington, Sr. died on or about December 26, 2024**, thereby vesting title to Dorothia Mae Arrington as surviving tenant.**

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on a survey made by Hickerson-Miller, Engineers-Surveyors, dated June 27, 1955.

(Note: We do not hold a copy of this survey.)
- Subject to all matters shown on the Plan of record in Plan Book 2, Page 79, Chancery Court at Nashville, Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4360 Cato Road, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF JUNE, 2025.

Dorothia Arrington
Dorothia Mae Arrington

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHIA MAE ARRINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2025.

William T. Grones
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 23, 2025.

Date

D Hardwick

Affiant Signature

June 24, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

