Name and Address of New Owner:
Sarah Sanchez and Trinidad Sanchez, III
2412 Cloverdale Rd
Nashville, TN 37214

Send Tax Bills To:
Same as New Owner

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

Map & Parcel No: 058-00-0-022.00

Karen Johnson Davidson County
Batch# 1289361 DEEDWARRSP
06/24/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250624-0049811

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 **Sarah Sanchez and Trinidad Sanchez, III, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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 Music City Holdings, LLC, by Warranty Deed from Dorothia Mae Arrington dated 06/23/2025 **and recorded on** 06/24/2025 **as Instrument No.** 20250624-0049672 **. Register's Office for Davidson County, Tennessee.**

This is property more commonly known as:
4360 Cato Road, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantees, 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 s, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 23rd day of June, 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 23rd day of June, 2025.

_____
Notary Public
My commission expires: 11/18/28

SAMUEL SKARE
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 **$299,900.00**, 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 June, 2025.

_____
Notary Public
My commission expires: _____

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

File No. DH-25-10207

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**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County