Name and Address of New Owner:
Music City Holdings, LLC
5000 Riverside Drive, Bldg 5, Ste 100W
Irving, TX 75039

Send Tax Statements To:
Same as New Owner

THIS INSTRUMENT PREPARED BY:

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25060778

Map and Parcel: 059 14 0 172.00

Karen Johnson Davidson County
Batch# 1293633 DEEDWARR
07/03/2025 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250703-0052587

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **GGI Home Buyers, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Music City Holdings, LLC**, hereinafter called the GRANTEE, its successors 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. 185, on the Plan of Haynes Manor, Section I, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Reginald Lee Brown by Warranty Deed filed for record on June 14, 2002 in Instrument Number 20020614-0072457, of the Register's Office for Davidson County, Tennessee. The said Reginald L. Brown died intestate on July 11, 2024, leaving Sharonda Primm as his sole heir-at-law as evidenced by Affidavit of Heirship of record in Instrument Number 20250626-0050422, in the Register's Office of Davidson County, Tennessee. Being the same property further conveyed to GGI Home Buyers, LLC, a Tennessee limited liability company by Warranty Deed filed for record in Instrument No. 20250702-0052391, said Register's Office.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Haynes Manor, Section I of record in Book 3829, page 720 and as amended in Book 3840, page 404; All matters as set forth in Book 3600, page 85, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 748 Work Drive, Nashville, TN 37207

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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, its successors and assigns forever; and 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 we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 27th day of June, 2025.

GGI Home Buyers, LLC

BY: _____
Jaya Herring
Authorized Agent

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Jaya Herring, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Agent of GGI Home Buyers, LLC and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent.

Witness my hand and seal this 27 of June, 20 25.

_____
Notary Public
My Commission Expires: 4/19/2028

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 230,000.00

_____
Affiant Signature

Subscribed and sworn to before me, this 27th day of June, 2025.

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

_____
Notary Public
My Commission Expires: _____

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 27, 2025**.

Date

D. Hardwick

Affiant Signature

July 3, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

