Karen Johnson Davidson County
Batch# 1298627 DEEDWARR
07/18/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250718-0056712

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. DH-25-10390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC	Same as New Owner	
(NAME) 5000 Riverside Drive, Bldg 5, Ste 100W	(NAME)	119-06-0-203-00
(ADDRESS) Irving, TX 75039	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Amanda Crawford, Executrix of Estate of Arthur Dewitt Skeen, Jr.**, HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, 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, Lot No. 132, Sterling Heights, Section Four, as shown on plat of record in Book 1835, Page 9, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 132 fronts 80 feet on the South side of Lutie Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Arthur DeWitt Skeen, Jr. and wife, Wanda Faye Skeen by Warranty Deed from Juanita Conatser White and Husband, Roscoe Lewis White of record in Book 6516, page 519, Register's Office for Davidson County, Tennessee, dated March 22, 1985 and recorded on March 25, 1985.

The said Wanda Faye Skeen died on or about October 15, 2004, leaving Arthur DeWitt Skeen, Jr. as the surviving tenant by the entirety. The said Arthur DeWitt Skeen, Jr., died testate on or about January 21, 2025, and his Last Will and Testament being admitted to probate in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 25P419, thereby leaving Amanda Crawford as Executrix, as further evidenced by those Letters Testamentary issued by the said Court, and directed and granted the full authority to sell, transfer and convey the subject property.

This is property more commonly known as 61 Lutie Street, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 17th day of July, 2025.

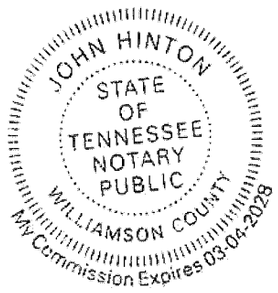
Estate of Arthur Dewitt Skeen, Jr.

By: Amanda Crawford, Executrix
Amanda Crawford, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda Crawford, Executor for the Estate of Arthur Dewitt Skeen, Jr., with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who acknowledged that she, as Executor for the Estate of Arthur Dewitt Skeen, Jr., executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2025.



Notary Signature
My commission expires:

After recording, return to:
Magnolia Title and Escrow, Inc.
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 **July 17, 2025**.

Date

D. Hardwick

Affiant Signature

July 18, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

