Name and Address of New Owner:
JAS Investments LLC
103 Joyner Avenue
Nashville, TN 37210

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1299783 DEEDWARRSP
07/18/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250718-0056833

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

Map & Parcel No: 119-06-0-203-00

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 **JAS Investments LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 Music City Holdings, LLC, by Deed from Amanda Crawford, Executrix of the Estate of Estate of Arthur Dewitt Skeen, Jr., dated 07/17/2025 and filed for record on 07/18/2025 in Instrument No. 20250718-0056712, Register's Office for Davidson County, Tennessee.

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

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

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 17th day of July, 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 17th day of July, 2025.

_____
Notary Public
My commission expires: 11/8/2028

JENNIFER DEMASIS
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 **$340,000.00**, 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
17th day of July, 2025.

_____
Notary Public
My commission expires:_____

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

File No. DH-25-10391

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)

