Karen Johnson Davidson County
Batch# 1310285 DEEDWARR
08/15/2025 08:02:30 AM 5 pgs
Fees: $28.00 Taxes: $854.70
20250815-0064982

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title 2605 Enterprise Rd E, Ste 270 Clearwater, FL 33759	Rick Wahler 25501 Sarita Drive Laguna Hills, CA 92653

Order Number: C-TN929681-2

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Music City Holdings LLC, a Texas Limited Liability Company,** for Two Hundred Thirty One Thousand Dollars and 00/100 ($231,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Rick Wahler, an unmarried man,** whose address is 25501 Sarita Drive, Laguna Hills, CA 92653, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 67 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 67 fronts 60 feet on the Northerly side of Allenwood Drive and extends back between parallel lines measuring 133.5 feet to a dead line in the rear, measuring 60 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 072 01 0 027.00
Street address of property: 2516 Allenwood Drive, Nashville, TN 37207

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20250814-0064707 in the Register's Office, Davidson County, Tennessee.

Signed this 30 day of July, 2025

Signature of Grantor(s):

Music City Holdings LLC

By _____

Name/Title _____

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED That on this 30th day of July, 2025, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Robert Lively in the capacity of GM for Music City Holdings LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____
Notary Public

SAMUEL SHARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11.5.2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 072 01 0 027.00
Street address of property: 2516 Allenwood Drive, Nashville, TN 37207

Oath of Consideration

Music City Holdings LLC

I or we, _____, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 231,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 30 day of July, 2025

Signatures of Affiant(s):

Music City Holdings LLC

Sworn and subscribed before me this 30 day of July, 2025.

Notary Public

SAMUEL SKARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2028

Tennessee Certification of Electronic Document

I, Thuy Nguyen, 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 7/30/2025 (date of document).

Affiant Signature

8/12/2025
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 12 day of Aug, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission HH 298273
Expires 8/7/2026