Karen Johnson Davidson County
Batch# 1310286 DEEDWARR
08/15/2025 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20250815-0064983

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	Aldean Rental Properties LLC 1616 West End Ave. Unit 3205 Nashville, TN 37203

Order Number: C-TN931279-2

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Music City Holdings LLC, a Texas Limited Liability Company** for Four Hundred Twenty Five Thousand Dollars and 00/100 ($425,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Aldean Rental Properties LLC, a Tennessee Limited Liability Company,** whose address is 1616 West End Ave Unit 3205, Nashville, TN 37203, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 67 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2883, Page 59, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

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: 103 10 0 052.00
Street address of property: 5708 Vine Ridge Drive, Nashville, TN 37205

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20150923-0096633 in the Register's Office, Davidson County, Tennessee.

Signed this 5th day of August, 2025

Signature of Grantor(s):

Music City Holdings LLC

By _____

Name/Title Robert Lively, GM

STATE OF TN, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 5th day of August, 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

JENNIFER DEMASIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

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: 103 10 0 052.00
Street address of property: 5708 Vine Ridge Drive, Nashville, TN 37205

Oath of Consideration

Music City Holdings LLC

I or we, Robert Lively, 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 $ 425,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 5th day of August, 2025

Signatures of Affiant(s):

Music City Holdings LLC

Sworn and subscribed before me this 5th day of August, 2025.

Notary Public

JENNIFER DEMASIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

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 8/5/2025 (date of document).

Thuy Nguyen
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