**Spartan Settlement Services**
**GF# TN-25-11**

Karen Johnson Davidson County
Batch# 1319023 DEEDWARR
09/05/2025 03:21:30 PM 5 pgs
Fees: $28.00 Taxes: $518.00
20250905-0071162

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. 25-11

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 043020A24500CO

# WARRANTY DEED

THIS INDENTURE made and entered into on this 28 **day of** August, 25, by and between **FLASH RAISE FUNDING LLC,** located at 200 Bartlett Drive, El Paso, TX 79912, hereinafter referred to as Grantor(s) and **MUSIC CITY HOLDINGS LLC,** located at 6 Cadillac Drive, STE 250, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Forty Thousand and 00/100 Dollars ($140,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 245 Cedarwood Lane, Nashville, TN 37115

Being the same property conveyed to Flash Raise Funding, LLC by Deed in Lieu of Foreclosure from Dante L. Ewing, dated 07/10/2025 and recorded on 07/10/2025, of recorded in Instrument No. 20250710-0054484, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

**FLASH RAISE FUNDING LLC**

JEFFREY KATZ

Name: **JEFFREY KATZ**
Title: **MANAGING MEMBER**

STATE OF Virginia
COUNTY OF Norfolk city

Before me, Dyani Meggett-Sowell, a Notary Public, of the State and County mentioned, personally appeared JEFFREY KATZ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be MANAGING MEMBER (insert title) of FLASH RAISE FUNDING LLC, the within named Grantor and that such MANAGING MEMBER (insert title) executed the foregoing instrument for the purpose therein contained.

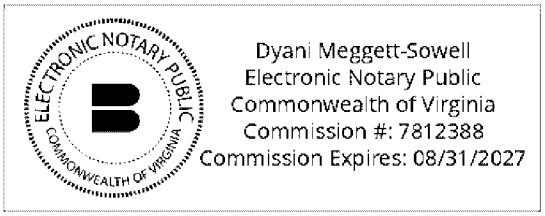
Witness my hand and seal, at office in _____, this 28 day of August, 20 25.

Dyani Meggett-Sowell

Notary Public

My Commission expires: 08/31/2027

Notarized online using audio-video communication




#68b073bf0b5725aff59e0f6e - BlueNotary

No title exam performed by the preparer. Legal description and party's names provided by the party.

**EXHIBIT A**
**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 245 on the plan of Resubdivision of a portion, Phase Two, Cedarwood Courtyard Homes, Buildings N Thru Z (inclusive), a Planned Unit Development of record in Plat Book 5200, Page 590, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Flash Raise Funding, LLC by Deed in Lieu of Foreclosure from Dante L. Ewing, dated 07/10/2025 and recorded on 07/10/2025, of recorded in Instrument No. 20250710-0054484, in the Register's Office for Davidson County, Tennessee.

Parcel ID Number: 043020A24500CO

Property Commonly Known As: 245 Cedarwood Lane, Nashville, TN 37115

# VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

JEFFREY KATZ
Affiant

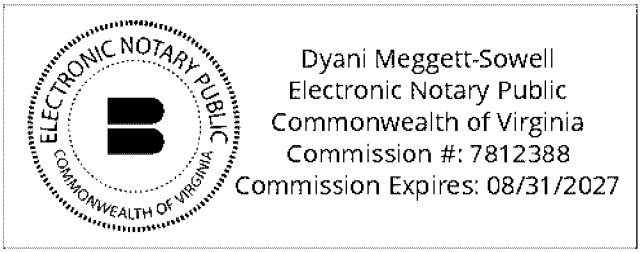
Print Name: JEFFREY KATZ

STATE OF Virginia
COUNTY OF Norfolk city

Sworn to before me this 28 **day of** August **, 2025**

Notarized online using audio-video communication

Dyani Meggett-Sowell
Notary Public
My Commission Expires: 08/31/2027




#68b073bf0b5725aff59e0f6e - BlueNotary

Name and address for person(s) responsible for taxes:

MUSIC CITY HOLDINGS LLC
6 Cadillac Drive, STE 250
Brentwood, TN 37027

Name and address of property owner:

MUSIC CITY HOLDINGS LLC
6 Cadillac Drive, STE 250
Brentwood, TN 37027

GF# TN-25-11

**Tennessee Certification of Electronic Document**

I, Brittani Henderson, 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 August 28, 2025 (date of document).

Brittani Henderson
Affiant Signature

9/4/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 4 **day of** September, 2025.

Notary's Signature

My Commission Expires: 5/29/29

NOTARY'S SEAL

