Spartan Settlement Services
GF# TN-25-2

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-2

Karen Johnson Davidson County
Batch# 1319059 DEEDWARR
09/05/2025 03:58:30 PM 5 pgs
Fees: $28.00 Taxes: $499.50
20250905-0071215

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

Parcel ID No.: 142-04-0A-900-00

WARRANTY DEED

THIS INDENTURE made and entered into on this 21 **day of** August **,** 2025, by and between **Tinsla Trotter, unmarried,** residing at 9033 Meadowlawn Drive, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Music City Holdings LLC,** located at 5000 Riverside Dr Building 5 Suite 100W, Irving, TX 75039, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), 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:

Land in Davidson County, Tennessee, being Unit No. 188 on a horizontal property regime located on the Plan of Belle Forest, as of record in Book 5200, Page 167, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Property commonly known as: 214 Old Hickory Boulevard, Nashville, TN 37221

Being the same property conveyed to Tinsal Trotter, unmarried by Special Warranty Deed from Federal Home Loan Mortgage Corp. dated on 01/20/1994 and recorded on 01/24/1995 in Book 9577, Page 874 and Re-recorded in Book 9579, Page 820, 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.

Tinsla Trotter

~~Tinsal~~ Tinsla Trotter

Tinsla (TT).

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **~~Tinsal~~ Tinsla Trotter** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, TN, this 21 day of August, 2025.

Notary Public

My Commission expires: 05/08/2029

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

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

EXHIBIT "A"
Property Description

Closing Date: **August 21, 2025**

Buyer(s): **Music City Holdings LLC**

Property Address: **214 Old Hickory Boulevard, Unit 188, Nashville, TN 37221**

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. 188 on a horizontal property regime located on the Plan of Belle Forest, as of record in Book 5200, Page 167, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tinsal Trotter, unmarried by Special Warranty Deed from Federal Home Loan Mortgage Corp. dated on 01/20/1994 and recorded on 01/24/1995 in Book 9577, Page 874 and Re-recorded in Book 9579, Page 820, in the Register's Office for Davidson County, Tennessee.

Property Address: 214 Old Hickory Boulevard Nashville, TN 37221

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 $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Tinsla Trotter

Affiant

Print Name: Tinsla Trotter

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 21 day of August, 2025.

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05/08/2029

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

Music City Holdings LLC
5000 Riverside Dr Building 5 Suite 100W,
Irving, TX 75039

Name and address of property owner:

Music City Holdings LLC
5000 Riverside Dr Building 5 Suite 100W,
Irving, TX 75039

TN-25-2

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 29, 2025 (date of document).

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

