Spartan Settlement Services
GF# TN-25-75

Karen Johnson Davidson County
Batch# 1322666 DEEDWARR
09/16/2025 08:14:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20250916-0073623

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. 25-75

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

Parcel ID No.: 033 10 0 005.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 4 day of Sept, 2025 by and between **Pearl McDonald Forbes and Osmond Theodore Forbes, wife and husband, as joint tenants with right of survivorship,** residing at 604 Woodshire Drive, Goodlettsville, TN 37072, 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 Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00), 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: 604 Woodshire Drive, Goodlettsville, TN 37072

Being the same property conveyed to Pearl McDonald Forbes and Osmond Theodore Forbes, wife and husband, as joint tenants with right of survivorship by Deed dated August 2, 2016 from Pearl McDonald Forbes, who acquired title as Pearl C. McDonald, a remarried widow, joined by her spouse, Osmond Theodore Forbes, recorded August 9, 2016, in Instrument Number 201608090082908, in the Official Records of 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.

Pearl McDonald Forbes
Pearl McDonald Forbes

Osmond Theodore Forbes
Osmond Theodore Forbes

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Pearl McDonald Forbes and Osmond Theodore Forbes** 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 Robertson County, Tennessee, this 4 day of Sept, 20 25.

Notary Public

My Commission expires: 1-24-2028

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

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Lot No.3 on the Plan of Ridgemont Estates, Section 1, as of Record in Plat Book 5050, Page 73, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Parcel ID No.: 033 10 0 005.00

Property Commonly Known As: 604 Woodshire Drive, Goodlettsville, TN 37072

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 $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Pearl McDonald Forbes
Affiant

Print Name: Pearl McDonald Forbes

STATE OF Tennessee
COUNTY OF Robertson

Sworn to before me this 4 **day of** Sept, 2025

Notary Public
My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Pearl McDonald Forbes, 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 9-4-2025 (date of document).

Pearl McDonald-Forbes
Affiant Signature

9-4-2025
Date

STATE OF Tennessee
COUNTY OF Robertson

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

Notary's Signature

My Commission Expires: 1-24-2028

NOTARY'S SEAL

