Karen Johnson Davidson County
Batch# 1324464 DEEDWARR
09/22/2025 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250922-0075290

Spartan Settlement Services
GF# TN-25-43

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-4491

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of Sept

Notary Public

KAREN DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 134812648

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Holdings LLC	5000 Riverside Dr Building 5 Suite 100W, Irving, TX 75039	120-09-0-146

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Angelo J. Lovero, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Holdings LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5D-33 on the Plan of Glengarry Park, Section 5D of record in Plat Book 3600, Page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Angelo J. Lovero, by Quitclaim Deed from Eve Lovero, dated April 15, 1993 and recorded on May 17, 1993, of record in Book 8949, Page 746, Register's Office for Davidson County, Tennessee. Angelo J. Lovero also known as Angelo John Lovero and John A. Lovero.

Power of Attorney for Angelo John Lovero aka John A Lovero, dated April 23, 2025, recorded on 9/19/2025, of record in Book -202509220075289, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WITH INFORMATION PROVIDED BY THE PARTIES HEREIN. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE CONDITION OF TITLE.

Commonly known as: 416 Dunailie Drive, Nashville, TN 37217

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 416 Dunailie Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11 day of September, 2025.

Angelo J. Lovero by Elizabeth Mestrovich, his Attorney-in-Fact

Angelo J. Lovero by Elizabeth Mestrovich, his Attorney-In-Fact

STATE OF INDIANA
COUNTY OF NEWTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Elizabeth Mestrovich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Angelo J. Lovero and that she is authorized by Angelo J. Lovero to execute this instrument on his behalf.

Witness my hand and official seal this 11 day of September, 2025.

CATHERINE E KLECKNER
Notary Public
Jasper County - State of Indiana
Commission Number NP0729538
My Commission Expires Oct 25, 2028

Catherine E Kleckner

Notary Public
My Commission Expires: 10-25-2028

WARRANTY DEED

Spartan Settlement Services
GF# TN-25-43

Tennessee Certification of Electronic Document

I, Karen Dominguez, 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 September 11, 2025 (date of document).

Affiant Signature

9/18/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 18 **day of** September, 2025.

Notary's Signature

My Commission Expires: 5/29/29

NOTARY'S SEAL

