AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. 25-16

Karen Johnson Davidson County
Batch# 1324493 DEEDWARR
09/22/2025 08:27:30 AM 5 pgs
Fees: $28.00 Taxes: $573.50
20250922-0075340

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

Tax ID No.: 04302A24500CO

WARRANTY DEED

THIS INDENTURE made and entered into on this 28 **day of** August, 2025, by and between **MUSIC CITY HOLDINGS LLC,** located at 6 Cadillac Drive, STE 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **JOSEPH SHERER, a married person,** residing at 1312 17th Street, Denver, CO 80202, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Fifty Five Thousand and 00/100 Dollars ($155,000.00), 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 MUSIC CITY HOLDINGS LLC from Flash Raise Funding LLC in a Warranty Deed dated August 28, 2025 and recorded September 5, 2025 under 20250905-0071162 in the Register's Office 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.

MUSIC CITY HOLDINGS LLC

Name: **ROBERT LIVELY**
Title: **Authorized Signatory**

STATE OF TN
COUNTY OF Williamson

Before me, Samuel Skare, a Notary Public, of the State and County mentioned, personally appeared **ROBERT LIVELY** 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 **Authorized Signatory** (insert title) of **MUSIC CITY HOLDINGS LLC,** the within named Grantor and that such **Authorized Signatory** (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Brentwood, this 28th day of August, 2025.

SAMUEL SKARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Notary Public

My Commission expires: 11/8/28

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

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate (the property):

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 in Instrument No. 20250710-0054484, in the Register's Office of Davidson County, Tennessee.

Tax ID No.: 04302A24500CO

Property Address: 245 Cedarwood Lane Nashville, TN 37115

GF# TN-25-16

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

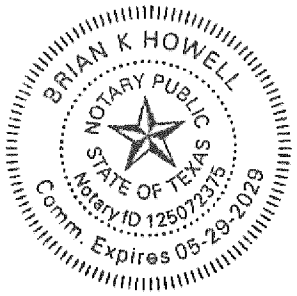
STATE OF Texas
COUNTY OF Dallas

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

Notary's Signature

My Commission Expires: 5/29/29

NOTARY'S SEAL



Spartan Settlement Services
GF# TN-25-16

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 $ 155,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Samantha Copeland

STATE OF Texas
COUNTY OF Dallas

Sworn to before me this 19 day of September, 2025

Notary Public
My Commission Expires: 03.18.2028

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

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

Joseph Sherer
1312 17th St PMB 72188 Denver,
CO 80202

Name and address of property owner:

Joseph Sherer

1312 17th St PMB 72188
Denver, CO 80202