Spartan Settlement Services
GF# TN-25-72

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. 25-72

Karen Johnson Davidson County
Batch# 1327239 DEEDWARR
09/26/2025 10:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,258.00
20250926-0076865

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 5 **day of** September ,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 **AYERLY, LLC,** located at 4259 Church Street, Greenbrier, TN 37073, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), 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 MUSIC CITY HOLDINGS LLC from Pearl McDonald Forbes and Osmond Theodore Forbes, wife and husband, as joint tenants with right of survivorship in a Warranty Deed dated 9/4/2025 and recorded 9/16/2025 under 20250916-0073623 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

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

STATE OF TN
COUNTY OF Williamson

Before me, Jennifer DeMasis, 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** of **MUSIC CITY HOLDINGS LLC**, the within named Grantor and that such **Authorized Signatory** executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Williamson, this 5th day of September, 2025.

_____
Notary Public

JENNIFER DEMASIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

My Commission expires: 11/8/2028

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 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 $ 340,000.00, 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:

AYERLY, LLC
4259 Church Street
Greenbrier, TN 37073

Name and address of property owner:

AYERLY, LLC
4259 Church Street
Greenbrier, TN 37073

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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 5, 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

