Spartan Settlement Services
GF# TN-25-83

After recording return to:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-83

Karen Johnson Davidson County
Batch# 1327311 DEEDWARR
09/26/2025 01:05:30 PM 5 pgs
Fees: $28.00 Taxes: $851.00
20250926-0076956

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

Parcel ID No.: 12009014600

WARRANTY DEED

THIS INDENTURE made and entered into on this 12 **day of** September, 2025 by and between **Music Holdings LLC,** whose address is 6 Cadillac Drive, 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Muhammed Samer Hafez,** whose address is 4608 Fontwell Lane, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), 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: 416 Dunailie Drive, Nashville, TN 37217

Being the same property conveyed to the Grantor in a Deed dated September 11, 2025 and recorded on September 22, 2025 under Book _____, Page _____, Instrument Number 20250922-0075290 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 Holdings LLC

By: _____
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 the Authorized Signatory of Music 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, this 12th day of September 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"
Property Description

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 04/15/1993 and recorded on 05/17/1993, of record Book 8949, Page 746, Register's Office for Davidson County, Tennessee.

Property Address: 416 Dunailie Drive Nashville, TN 37217

202509260076956

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 $ 230,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Muhammed Samer Hafez

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 19th day of September, 2025

Notary Public
My Commission Expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
Muhammed Hafez
4608 Fontwell Lane
Nashville, TN 37013

Name and address of property owner:
Muhammed Hafez
4608 Fontwell Lane
Nashville, TN 37013

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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 September 12, 2025 (date of document).

Brittani Henderson
Affiant Signature

9/26/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 26 day of September, 2025.

Karen Dominguez
Notary's Signature

My Commission Expires: 03-18-2028

NOTARY'S SEAL

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