Spartan Settlement Services
GF# TN-25-91

Karen Johnson Davidson County
Batch# 1327330 DEEDWARR
09/26/2025 02:02:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20250926-0076978

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-25-91

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

Tax ID No.: 108-04-0A-040-00

WARRANTY DEED

THIS INDENTURE made and entered into on this 23 **day of** Sept 2025, by and between **Bryan K Houstrup, unmarried,** residing at 226 Caroline Way, Mt. Juliet, TN 37122, hereinafter referred to as Grantor(s) and **Music City Holdings LLC,** located at 6 Cadillac Drive, 250, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), 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: 800 Carlisle Court North, Nashville, TN 37214

Being the same property conveyed to Bryan K. Houstrup, unmarried by Warranty deed from David Howard Wheeler and wife, Jennifer Beth Wheeler, dated August 28, 2003 and recorded on September 12, 2003 in Instrument Number 200309120134284, Register's Office for 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.

Bryan K Houstrup

Bryan K. Houstrup

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Bryan K. Houstrup** 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 Hermitage, TN, this 22nd day of September, 2025.

Tanya Stafford

Notary Public

My Commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Exhibit "A"
Property Description

Being Lot No. 90 on the Plan of Section Two, Section Villages of Larchwood, as of record in Plat Book 7900, Pages 104 & 105 and amended in Plat Book 7900, Plat Page 326, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bryan K. Houstrup, unmarried by Warranty deed from David Howard Wheeler and wife, Jennifer Beth Wheeler, dated August 28, 2003 and recorded on September 12, 2003 in Instrument Number 200309120134284, Register's Office for Davidson County, Tennessee.

Spartan Title GF #

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 $ 250,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Bryan K Hewitt

Affiant

Print Name: Bryan K Hewitt

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 22nd day of September 2025

Tanya Stafford

Notary Public
My Commission Expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Music City Holdings LLC
6 Cadillac Drive, 250
Brentwood, TN 37027

Name and address of property owner:

Music City Holdings LLC
6 Cadillac Drive, 250
Brentwood, TN 37027

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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 9/22/2025 (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