Spartan Settlement Services
GF# TN-25-102

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-25-102

Karen Johnson Davidson County
Batch# 1331188 DEEDWARR
10/07/2025 01:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,043.77
20251007-0080020

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** September, 2025, by and between **Music City Holdings LLC,** located at 6 Cadillac Drive, 250, Brentwood, TN 37027, hereinafter referred to as Gra**ntor, 615 Legacy Group LLC,** located at 2641 Mossdale Drive, Nashville, TN 37217, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Eighty Two Thousand One Hundred One and 00/100 Dollars ($282,101.00), 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 Music City Holdings LLC from Bryan K Houstrup in a Warranty Deed dated 9/22/2025 and recorded 9/26/2025 under 20250926-0076978 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.

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: Lauri Gallagher
Title: **Authorized Signatory**

STATE OF Texas
COUNTY OF Dallas

Before me, Karen Dominguez, a Notary Public, of the State and County mentioned, personally appeared **Lauri Gallagher** 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 Addison, Texas, this 23 day of September, 2025.

_____
Notary Public

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

My Commission expires: 03-18-2028

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

EXHIBIT A
LEGAL 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.

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

Property Commonly Known As: 800 Carlisle Court North, Nashville, TN 37214

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 $ $282,101.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Lauri Gallagher

STATE OF Texas
COUNTY OF Dallas

Sworn to before me this 23 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:

TLI Inc.
557 South Lowry St
Smyrna, TN 37167

Name and address of property owner:

TLI Inc.
557 South Lowry St
Smyrna, TN 37167

Tennessee Certification of Electronic Document

I, Lauri Gallagher, 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 23, 2025 (date of document).

Affiant Signature

9/23/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 23 day of September, 2025.

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

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