After recording return to:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-86

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

Parcel ID No.: 081-15-0-320

Spartan Settlement Services
GF# TN-25-86

Karen Johnson Davidson County
Batch# 1332459 DEEDWARR
10/10/2025 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20251010-0080995

WARRANTY DEED

THIS INDENTURE made and entered into on this 16 **day of** September, 2025, by and between **Music City Holdings LLC,** whose address is 6 Cadillac Drive, 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Nicholas Williams, a married man,** whose address is 2201 West Primm Lane, Murfreesboro, TN 37129 and **Jackson Williams, a single man,** whose address is 1724 Knowles St., Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00), 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: 1724 Knowles Street, Nashville, TN 37208

Being the same property conveyed to Grantor in a Deed dated 09/15/2025 and recorded on 09/19/2025 under 20250919-0075281 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: **Sherri Cross**
Title: **Authorized Signatory**

STATE OF TEXAS)
COUNTY OF DALLAS)

Before me, a Notary Public, of the State and County mentioned, personally appeared Sherri Cross, 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 DALLAS TX, this 16 day of SEPTEMBER, 2025.

_____
Notary Public

Lauri E Gallagher
My Commission Expires
9/2/2029
Notary ID132782782

My Commission expires: 9/2/2029

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

EXHIBIT "A"
LEGAL DESCRIPTION

A Certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Bransford Realty's Company Re-Subdivision of part of the Manlove Addition of record in Plat Book 421, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 35 feet on the Northerly side of Knowles, formerly Thompson Street, and runs back between lines 135.3 feet, more or Jess to an alley.

Parcel ID No.: 081-15-0-320

Property commonly known as: 1724 Knowles Street, Nashville, TN 37208

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 $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: SHERRI CROSS

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 16 day of SEPTEMBER, 2025

Notary Public
My Commission Expires: 9/2/2029

Lauri E Gallagher
My Commission Expires
9/2/2029
Notary ID 132782782

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

Nicholas Williams
2201 West Primm Lane
Murfreesboro, TN 37129

Name and address of property owner:

Nicholas Williams
2201 West Primm Lane
Murfreesboro, TN 37129

Tennessee Certification of Electronic Document

I, SHERRI CROSS, 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 9/16/2025 (date of document).

Affiant Signature

9/16/25
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 16 day of SEPTEMBER, 2025

Notary Public
My Commission Expires: 9/2/2029

Lauri E Gallagher
My Commission Expires
9/2/2029
Notary ID 132782782