AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-25-131

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

Parcel ID No.: 08401013700

Spartan Settlement Services
GF# TN-25-131

Karen Johnson Davidson County
Batch# 1333260 DEEDWARR
10/10/2025 03:46:30 PM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20251010-0081325

WARRANTY DEED

THIS INDENTURE made and entered into on this 19 **day of** September, 2025, by and between **Music City Holdings LLC,** located at 6 Cadillac Drive, 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Jonathan Vanantwerp,** residing at 362 Mountainhigh, Dr., Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Four Hundred Five Thousand and 00/100 Dollars ($405,000.00), 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: 837 Rose Park Drive, Nashville, TN 37206

Being the same property conveyed to Music City Holdings LLC from Chenda Men, Daroth Men, V-Rack Men, Donovan Martin, Ryan Martin, Jenny Men in a Warranty Deed dated 9/19/2025 and recorded 10/7/2025 under 20251007-0080081 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: Lauri Gallagher
Title: **Authorized Signatory**

STATE OF Texas
COUNTY OF Dallas

Before me, Aaron Krominga, 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 Dallas, TX, this 19 day of September, 2025.

_____
Notary Public

My Commission expires: 2/12/2029

AARON MICHAEL KROMINGA
Notary ID #132933842
My Commission Expires
February 12, 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. 18 on the Plan of Rose Estates, Section One, of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Parcel ID No. 08401013700

Property Commonly Known As: 837 Rose Park Drive, Nashville, TN 37206

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 $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Lauri Gallagher

STATE OF Texas
COUNTY OF Dallas

Sworn to before me this 19 day of September, 2025

Notary Public
My Commission Expires: 2/12/2029

AARON MICHAEL KROMINGA
Notary ID #132933842
My Commission Expires
February 12, 2029

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

Jonathan Vanantwerp
362 Mountainhigh, Dr.
Nashville, TN 37013

Name and address of property owner:

Jonathan Vanantwerp
362 Mountainhigh, Dr.
Nashville, TN 37013

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 19, 2025 (date of document).

Affiant Signature

9/19/2025
Date

STATE OF Texas
COUNTY OF Dallas

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

AARON MICHAEL KROMINGA
Notary ID #132933842
My Commission Expires
February 12, 2029

Notary's Signature

My Commission Expires: 2/12/2029

NOTARY'S SEAL