AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-189

Spartan Settlement Services
GF# TN-25-189

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

Karen Johnson Davidson County
Batch# 1335433 DEEDWARR
10/17/2025 01:15:30 PM 5 pgs
Fees: $28.00 Taxes: $953.86
20251017-0082981

Tax ID No.: 095 11 0 113.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 8 **day of** October, 2025, by and between **Edward E. Godwin, Jr., a single man,** residing at 414 Springview Drive, Nashville, TN 37214, 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 Seven Thousand Eight Hundred and 00/100 Dollars ($257,800.00), 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: 414 Springview Drive, Nashville, TN 37214

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.

Edward E. Godwin, Jr.

Edward E. Godwin, Jr.

STATE OF North Carolina
COUNTY OF Johnston

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Edward E. Godwin, Jr.**, 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 Four Oaks, North Carolina, this 8th day of October, 2025.

Bobbi L McAllister

Notary Public

My Commission expires: 1/18/2028

BOBBI LINN MCALLISTER
Notary Public - North Carolina
Harnett County
My Commission Expires Jan 18, 2028

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

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Cloverdale of record in Plat Book 2133, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward E. Godwin, Jr., a single man by Warranty Deed from Michele Hoyt and Michael C. Cook, as tenants in common, dated October 30, 2015, and recorded on November 04, 2015, of record in Instrument No. 20151104-0112338, said Register's Office.

Tax ID Number: 095 11 0 113.00

Property Commonly Known As: 414 Springview Drive, 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 $ 257,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: EDWARD E GODWIN

STATE OF North Carolina
COUNTY OF Johnston

Sworn to before me this 8th day of October, 2025

Notary Public
My Commission Expires: 1/18/2028

BOBBI LINN MCALLISTER
Notary Public - North Carolina
Harnett County
My Commission Expires Jan 18, 2028

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

Spartan Settlement Services
GF# TN-25-189

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 10/08/2025 (date of document).

Brittani Henderson
Affiant Signature

10/08/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 8 day of October, 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