Name and Address of New Owner:
Music City Holdings, LLC
5000 Riverside Drive, Bldg 5, Ste 100W
Irving, TX 75039

Send Tax Statements To:
Music City Holdings, LLC
5000 Riverside Drive, Bldg 5, Ste 100W
Irving, TX 75039

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25080999

Map and Parcel: 053-06-0A-101.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherine Estes and Mary Leinard**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Music City Holdings, LLC**, hereinafter called the GRANTEE, its successors and assigns, 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. 101 on the Plan of Phase One Waterford, as of record in Plat Book 6900, Page 569, 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 Paula W. Estes, an unmarred woman by Warranty Deed from Susan Mullican, married, (formerly known as Susan K. Binkley, unmarried) of record in Instrument No. 20090618-0056851, Register's Office for Davidson County, Tennessee, dated June 16, 2009 and recorded on June 18, 2009. Said Paula W. Estes died intestate on April 4, 2025 leaving Catherine Estes and Mary Leinard as her heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20250428-0032474, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 6900; Covenants, Conditions and Restrictions of record in Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462, and Book 9530, Page 185; By-Laws of record in Book 8715, Page 583 and Instrument No. 20090309-0020515; Charter of record in Book 8711, Page 701; Easement(s) for right-of-way of record in Book 1717, Page 30 and Book 2024, Page 225; QuitClaim Deed for common areas to Homeowner's Association of record in Book 8715, Page 590 and Book 9393, Page 833; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 304 Parkside Court, Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1336438 DEEDWARR
10/21/2025 03:28:30 PM 5 pgs
Fees: $28.00 Taxes: $759.08
20251021-0083911

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this ~~14th~~ 10th day of October, 2025. CE

Catherine Estes

Catherine Estes

Mary Leinard

State of Tennessee

County of Davidson

Personally appeared before me, Catherine Estes with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of October, 2025.

Angie Seriana

Notary Public
My Commission Expires: October 20, 2026

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of _____

County of _____

Personally appeared before me, Mary Leinard with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ of October, 2025.

_____
Notary Public
My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 14th day of October, 2025.

Catherine Estes

Mary Leinard

State of Tennessee

County of _____

Personally appeared before me, Catherine Estes with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ of October, 2025.

_____
Notary Public
My Commission Expires: _____

State of TN

County of Coffee

Personally appeared before me, Mary Leinard with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th of October, 2025.

Melody R Chockley
Notary Public
My Commission Expires: 4-18-26

MELODY R. CHOCKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

AFFIDAVIT

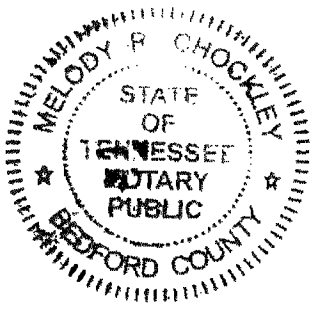
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$204,852.28~~ 205,155.49.

Affiant Signature

Subscribed and sworn to before me, this ~~14th~~ 10th day of October, 2025.

Notary Public

My Commission Expires: 4-18-26



Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/10/25 (date of document).

Affiant Signature

10/21/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of October, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029