Karen Johnson Davidson County
Batch# 1340110 DEEDWARR
10/30/2025 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20251030-0086257

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-208

Spartan Settlement Services
GF# TN-25-208

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

Parcel ID No.: 05911008100

WARRANTY DEED

THIS INDENTURE made and entered into on this 17th **day of** October, 2025, by and between **Kelvin I. Jones, single,** residing at 3933 Augusta Drive, Nashville, TN 37207, 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 One Hundred Ninety Thousand and 00/100 Dollars ($190,000.00), 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:

Land in Davidson County, Tennessee, being Lot No. 442 on the Plan of Haynes Manor, Sec. III, of record in Book 4175, page 11, Register's Office for said County.

Property commonly known as: 3933 Augusta Drive, Nashville, TN 37207

Being the same property conveyed to Kelvin I. Jones by Quitclaim Deed from Melvin A. Mitchell, successor trustee of the Myrtle L.A. Jones Living Trust U/T/A Dated July 27, 2023, dated June 14, 2024, and recorded on June 26, 2024, of record in Instrument No. 20240626-0047895, said Register's Office.

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.

Kelvin I. Jones

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kelvin I. Jones** 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 Tennessee, this 17th day of October, 20 25.

Notary Public

My Commission expires: 11/08/2028

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

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

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 $ 190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: KEVIN I JONES

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 17th day of October, 2025

Notary Public
My Commission Expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, KELVIN J JONES, 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 10/17/2025 (date of document).

Affiant Signature

KJJ
~~10/17/2025~~ 10/17/2025
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 17th day of October, 2025.

Notary's Signature

My Commission Expires: 11/08/2028

NOTARY'S SEAL

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY