Karen Johnson Davidson County
Batch# 1342109 DEEDWARR
11/05/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20251105-0088035

WARRANTY DEED

KAREN DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 134812648

LL-DI-25-4508-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Brittani N Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-18-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Holdings LLC	**Same as New Owner**	
(NAME)	(NAME)	**148-15-0-089.00**
6 Cadillac Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUKE INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Apache Hills, Section 5, Part 1, as of record in Plat Book 4860, Page 113, 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 John Peacher and wife, Deborah Peacher by Warranty Deed from Jerome S. Klein of record in Book 9444, Page 776, Register's Office for Davidson County, Tennessee, dated August 23, 1994 and recorded on August 24, 1994.

Being the same property conveyed to Duke Investments, LLC, an Iowa Limited Liability Company from John Peacher and wife, Deborah Peacher by Warranty Deed of Record in Instrument No.: 20251030-0086242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 113, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5040, Page 357, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4508 Packard Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this the 29th DAY OF OCTOBER, 2025.

Duke Investments, LLC

BY: _____
Lauren Largent
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN LARGENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of DUKE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of October, 2025.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Spartan Settlement Services
GF# TN-25-215

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 October 29, 2025 (date of document).

Brittani N. Henderson
Affiant Signature

11/04/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 04 **day of** November, 2025.

Karen Dominguez
Notary's Signature

My Commission Expires: 03-18-28

NOTARY'S SEAL

KAREN DOMINGUEZ
Notary Public, State of Texas
Comm. Expires 03-18-2028
Notary ID 134812648