AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-219

Spartan Settlement Services
GF# TN-25-219

Karen Johnson Davidson County
Batch# 1342471 DEEDWARR
11/06/2025 10:35:30 AM 4 pgs
Fees: $23.00 Taxes: $728.90
20251106-0088509

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 17 **day of** October, 2025, by and between **Music City Holdings LLC,** located at 6 Cadillac Drive, 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Ali Calabi, single and Markow Moussa, single and Kerolos Adly, single, as tenants in common,** residing at 2324 Pathfinder Drive, Murfreesboro, TN 37127, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Ninety Seven Thousand and 00/100 Dollars ($197,000.00), 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 Music City Holdings LLC from Kelvin I. Jones, single in a Warranty Deed dated 10/17/2025 and recorded 10/30/2025 under 20251030-0086257 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, Karen Dominguez, 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 Texas, this 17th day of October, 2025.

_____
Notary Public

My Commission expires: 03.18.2028

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

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

## 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 $ 197,000, 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 17th day of October, 2025

Notary Public
My Commission Expires: 03-18-2028

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

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

Ali Calabi and Markow Moussa and Kerolos Adly
2324 Pathfinder Drive
Murfreesboro, TN 37127

Name and address of property owner:

Ali Calabi and Markow Moussa and Kerolos Adly
2324 Pathfinder Drive
Murfreesboro, TN 37127

**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 October 17, 2025 (date of document).

Affiant Signature

10/17/2025
Date

STATE OF Texas
COUNTY OF Dallas

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

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