AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-25-188

Spartan Settlement Services
GF# TN-25-188

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1343405 DEEDWARR
11/10/2025 03:08:30 PM 5 pgs
Fees: $28.00 Taxes: $814.00
20251110-0089709

Tax ID No.: 02100001400

WARRANTY DEED

THIS INDENTURE made and entered into on this 7th **day of** Oct, 2025 by and between **Music City Holdings LLC,** located at 6 Cadillac Drive, 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Jacob Pusateri, unmarried,** residing at 1200 Broadway, Apt 1706, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3722 Old Clarksville Pike, Nashville, TN 37080

Being the same property conveyed to Music City Holdings, LLC from Carolyn F Hicks Trustee of the Carolyn F Hicks Investments Trust U/T/A dated August 6, 2021 in a Warranty Deed dated 10/07/2025 and recorded 10/09/2025 under 20251009-0080877 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

Name: **Lauri Gallagher**
Title: **Authorized Signatory**

STATE OF TEXAS
COUNTY OF DALLAS

Before me, SHERRI CROSS, 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** (insert title) of **Music City Holdings LLC**, the within named Grantor and that such **Authorized Signatory** (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in DALLAS TX, this 7TH day of OCTOBER, 2025.

Notary Public

SHERRI L CROSS
Notary ID #5730079
My Commission Expires
September 4, 2028

My Commission expires:

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

EXHIBIT A
LEGAL DESCRIPTION

A tract of land in the 14th Civil District of said County and State and described according to a sketch made October 11, 1954, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the centerline of Old Clarksville Pike at the Southwest corner of the Foster lands being opposite an old tree row and part of an old fence as pointers; thence with the center of said pike, South 78° East 210 feet to a point; thence North 4° 24' East 388.1 feet to a point; thence North 79° 40' West 249.2 feet to a point in a fence line being Hockebeil's East line; thence with his East line, South 1° 28' East 388.1 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Carolyn F. Hicks, Trustee of Carolyn F. Hicks Investment Trust u/t/a dated August 6, 2021, by Quitclaim Deed from Carolyn F. Hicks, dated January 06, 2024, and filed on January 14, 2025, of record in Instrument No. 20250114-0003019, said Register's Office.

Tax ID No.: 02100001400

Property Commonly Known As: 3722 Old Clarksville Pike, Nashville, TN 37080

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 $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Lauri Gallagher

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to before me this 7TH day of OCTOBER, 2025

Notary Public
My Commission Expires:

SHERRI L CROSS
Notary ID #5730079
My Commission Expires
September 4, 2028

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

Jake Pusateri
1200 Broadway, Apt 1706
Nashville, TN 37203

Name and address of property owner:

Jake Pusateri
1200 Broadway, Apt 1706
Nashville, TN 37203

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 10/7/25 (date of document).

Affiant Signature

10/7/25
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 7 day of OCTOBER, 2025.

SHERRI L CROSS
Notary ID #5730079
My Commission Expires
September 4, 2028

Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL