Karen Johnson Davidson County
Batch# 1343610 DEEDWARRSP
11/12/2025 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $768.31
20251112-0089949

After recording return to:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-225

Spartan Settlement Services
GF# TN-25-225

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

Parcel ID No.: 148-15-0-089.00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 29th day of October, 25, by and between **Music City Holdings, LLC, a Texas Limited Liability Company,** whose address is 5000 Riverside Drive, Bldg 5, Ste 100W, Irving, TX 75039, hereinafter referred to as Grantor(s) and **Mina Naguib, a married man,** whose address is 5629 Deer Valley Trail, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Seven Thousand Six Hundred Fifty and 00/100 Dollars ($207,650.00), 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 the following described real estate located in Davidson County, State of Tennessee:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

Property commonly known as: 4508 Packard Drive, Nashville, TN 37211

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(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 29th day of October, 2025.

Music City Holdings, LLC, a Texas Limited Liability Company

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, a Texas Limited Liability Company, 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 Addison, TX, this 29th 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.

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real estate located in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Apache Hills, Section 5, Part 1, as of record in Book 4860, page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Duke Investments, LLC, an Iowa Limited Liability Company, dated 10/29/2025, and recorded on 11/05/2025, in Instrument No. 20251105-0088035, Davidson County, Tennessee Register of Deeds Office.

Parcel ID No.: 148-15-0-089.00

Property commonly known as: 4508 Packard Drive, Nashville, TN 37211

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 $207,650.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant Signature

Print Name: Lauri Gallagher

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 29 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:

Mina Naguib
5629 Deer Valley Trail
Nashville, TN 37013

Name and address of property owner:

Mina Naguib
5629 Deer Valley Trail
Nashville, TN 37013

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 29, 2025 (date of document).

Affiant Signature

10.29.2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 29th 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