WARRANTY DEED

Karen Johnson Davidson County
Batch# 1350733 DEEDWARR
11/25/2025 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $4,114.40
20251125-0094073

File #25-TC-0806-O

(SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,112,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Music City Holdings, LLC (NAME)	**NEW OWNER** (NAME)	
6 Cadillac Drive, Ste 250 (ADDRESS)	(ADDRESS)	**117 13 0B 048.00**
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,

PATRICIA T. LINDLER AND SPOUSE, JOHN D. LINDLER,

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. 806 on the Plan of PHASE ONE OF ABBOTTSFORD A PLANNED UNIT DEVELOPMENT of record in Plat Book 6250, Pages 419-421 amended in Book 6771, Pages 683, 688 and 689 and Surveyors Certificate of Correction recorded in Book 6800, Page 164, Register's Office for said county, to which plan and record thereof are incorporated herein and made a part hereof by reference thereto.

Being the same property conveyed to Patricia T. Lindler and spouse, John D. Lindler, by Warranty Deed from Raymond C. Wallace and spouse, Brownie Wallace, of record in Book 11154, Page 245, in the Register's Office of Davidson County, Tennessee, dated October 09, 1998 and recorded on October 13,1998.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE OF ABBOTTSFORD A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6250, Pages 419-421; as amended in Book 6771, Pages 683; Book 6771, Page 688; Surveyors Certificate of Correction recorded in Book 6800, Page 164.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6537, Page 303 as Amended and Restated in Book 8106, Page 1, as Amended in Book 8627, Page 254; Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264 and Instrument No. 20160523-0051266; as Supplemented in Instrument No. 20010502-0045152 as re-recorded in Instrument No. 20010514-0049648; with Amendment to By-Laws in Book 9381, Page 876, Instrument No. 20131218-0127949 and Instrument No. 20160523-0051265; Parking Rules recorded in Instrument No. 20140307-0019563; Leasing Rules recorded in Instrument No. 20140408-0029142.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177 and amended in Book 6530, Page 242.

* Storm Water Detention Agreement as set forth in instrument recorded in Book 6555, Page 328.
* Charter for Abbottsford Homeowners Association recorded as Book 6548, Page 213.
* Common Open Space Deed recorded as Book 7175, Page 761.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **806 Foster Hill, Nashville, TN 37215**.

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 **21st** day of **November, 2025.**

Patricia T. Lindler

John D. Lindler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2025, before me personally appeared Patricia T. Lindler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of November, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2025, before me personally appeared John D. Lindler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of November, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

202511250094073

True Copy Certification

I, **Jodi Jackson,** 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 this the 21 day of November, 2025.

Affiant Signature
Date 11/21/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028