After recording return to:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-240

Spartan Settlement Services
GF# TN-25-240

Karen Johnson Davidson County
Batch# 1353257 DEEDWARRSP
12/03/2025 01:37:30 PM 5 pgs
Fees: $28.00 Taxes: $4,480.70
20251203-0095987

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

Parcel ID No.: 117-13-0B-048-00

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 21st day of November, 2025, by and between **Music City Holdings, LLC, a Texas Limited Liability Company,** whose address is 6 Cadillac Drive, Ste 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Suastegui LLC, a Tennessee Limited Liability Company,** whose address is 1211 Abernathy Way, Mt. Juliet, TN 37122, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Million Two Hundred Eleven Thousand and 00/100 Dollars ($1,211,000.00), 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 the following described real estate located in Davidson County, State of Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 806 Foster Hill, Nashville, TN 37215

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 21st day of November, 2025.

Music City Holdings, LLC, a Texas Limited Liability Company

By: _____
Name: **Samantha Copeland**
Title: **Authorized Signatory**

STATE OF Texas
COUNTY OF Dallas

Before me, Karen Dominguez, a Notary Public, of the State and County mentioned, personally appeared **Samantha Copeland** 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 21st day of November, 2025.

_____
Notary Public

My Commission expires: 3.18.2028

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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 806 on the Plan of Phase One Abbottsford of record in Book 6250, pages 419-421 amended in Book 6771, pages 683, 688 and 689, 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, dated October 09, 1998, and filed on October 13, 1998, of record in Instrument No. 0499255, and in Book 11154, Page 245, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Patricia T. Lindler and spouse, John D. Lindler, dated 11/21/2025, and filed on 11/25/2025, of record in Instrument No. 20251125-0094073, Davidson County, Tennessee Register's Office.

Property commonly known as: 806 Foster Hill, Nashville, TN 37215

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 November 21, 2025 (date of document).

Brittani Henderson
Affiant Signature

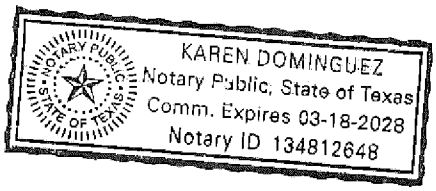
12/2/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 2 day of December, 2025.

Karen Dominguez
Notary's Signature

My Commission Expires: 3.18.2028



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 $1,211,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Brittani Henderson
Affiant

Print Name: Brittani Henderson

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 2 day of December, 2025.

Karen Dominguez
Notary Public
My Commission Expires: 3-18-2028

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

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

Suastegui LLC, a Tennessee Limited Liability Company
1211 Abernathy Way
Mt. Juliet, TN 37122

Name and address of property owner:

Suastegui LLC, a Tennessee Limited Liability Company
1211 Abernathy Way
Mt. Juliet, TN 37122