AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-258

Spartan Settlement Services
GF# TN-25-258

Karen Johnson Davidson County
Batch# 1357414 DEEDWARR
12/12/2025 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20251212-0099143

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

Parcel ID No.: 128-14-0-204.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 4th **day of** December, 2025, by and between **Robyn Lynn Dick, as Executor of the Estate of Joyce A. Milligan A/K/A Joyce Ann Milligan, Deceased,** residing at 229 Clearlake Drive West, Nashville, TN 37217, hereinafter referred to as Grantor(s) and **Music City Holdings LLC, a Texas Limited Liability Company,** located at 6 Cadillac Drive, Ste 250, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Three Hundred Eighty Five Thousand and 00/100 Dollars ($385,000.00), 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: 7320 Coronado Court, Nashville, TN 37221

Being the same property conveyed to Robert V. Milligan and wife, Joyce A. Milligan from Bennie T. Woodard, Jr., and wife, Nancy Wells Woodard, dated October 31, 1975, and filed November 04, 1975, of record in Instrument No. D22855 and in Book 4967, Page 843, said Register's Office. The said Robert V. Milligan died on April 16, 2016 thereby vesting title to Joyce A. Milligan as surviving tenant by the entirety. The said Joyce A. Milligan died testate on June 2, 2025, and her estate has been admitted for Probate under Case No. 25P-1278, in the Probate Court for Davidson County, Tennessee, with Robyn Lynn Dick having been appointed as Executor of the Estate of Joyce Ann Milligan. Joyce A. Milligan and Joyce Ann Milligna are one and the same person.

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.

Estate of Joyce A. Milligan A/K/A Joyce Ann Milligan, Deceased

By: Robyn Lynn Dick Exc
Robyn Lynn Dick, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Robyn Lynn Dick, as Executor of the Estate of Joyce A. Milligan A/K/A Joyce Ann Milligan, Deceased** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Susie J Ingram
Notary Public

My Commission expires: 11/2/2026

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

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

EXHIBIT A
LEGAL DESCRIPTION

Being Lot No. 151 on the Plan of Harpeth Park, Section Four, of record in Book 4300, page 52, Register's Office for said County.

Said Lot No. 151 fronts 106.00 feet along the westerly or north westerly side of Coronado Court and runs back between lines, 220.18 feet on its northerly line, and 204.92 feet on its southwesterly line, to a line in the rear on which it measures 29.68 feet.

Being the same property conveyed to Robert V. Milligan and wife, Joyce A. Milligan from Bennie T. Woodard, Jr., and wife, Nancy Wells Woodard, dated October 31, 1975, and filed November 04, 1975, of record in Instrument No. D22855 and in Book 4967, Page 843, said Register's Office. The said Robert V. Milligan died on April 16, 2016 thereby vesting title to Joyce A. Milligan as surviving tenant by the entirety. The said Joyce A. Milligan died testate on June 2, 2025, and her estate has been admitted for Probate under Case No. 25P-1278, in the Probate Court for Davidson County, Tennessee, with Robyn Lynn Dick having been appointed as Executor of the Estate of Joyce Ann Milligan. Joyce A. Milligan and Joyce Ann Milligna are one and the same person.

This conveyance is made subject to restrictions of record in Book 4488, page 454, said Register's Office.'

Parcel ID No. 128-14-0-204.00

Property Commonly Known As: 7320 Coronado Court, Nashville, TN 37221

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 $385,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Robin Lynn Dick Exc
Affiant

Print Name: Robin Lynn Dick Exc

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 4 day of December, 2025.

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

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

Music City Holdings LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250
Brentwood, TN 37027

Name and address of property owner:

Music City Holdings LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250
Brentwood, TN 37027

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 12/4/2025 (date of document).

Affiant Signature

12.04.25
Date

STATE OF TX
COUNTY OF Dallas

Sworn to and subscribed before me this 4th day of December, 20 25.

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