Karen Johnson Davidson County
Batch# 1358597 DEEDWARRSP
12/16/2025 11:16:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.39
20251216-0099968

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-262

Spartan Settlement Services
GF# TN-25-262

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

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

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 4th day of December, 2025, by and between **Music City Holdings, LLC, a Texas Limited Liability Company,** located at 6 Cadillac Drive, Ste 250, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Julio Acevedo Brito, an unmarried man,** residing at 2607 Cason Lane, Murfreesboro, TN 37128, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Thousand One Hundred Five and 00/100 Dollars ($400,105.00), 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: 7320 Coronado Court, Nashville, TN 37221

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Robyn Lynn Dick, Executor of the Estate of Joyce A. Milligan, dated December 4, 2025, and recorded 12/12/2025, record in Instrument No. 20251212-0099143, Davidson County, Tennessee Register of Deed's Office.

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 4th day of December, 2205.

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 4th day of December, 2025.

_____
Notary Public

My Commission expires: 03-18-28

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.

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 $ $400,105.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Brittany Green

STATE OF TX
COUNTY OF Dallas

Sworn to and subscribed before me this 4th day of December, 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:

Julio Acevedo-Brito
2607 Cason Lane
Murfreesboro, TN 37128

Name and address of property owner:

Julio Acevedo-Brito
2607 Cason Lane
Murfreesboro, TN 37128

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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Robyn Lynn Dick, Executor of the Estate of Joyce A. Milligan, dated December 4, 2025, and recorded December 12, 2025, record in Instrument No. 20251212-0099143, Davidson County, Tennessee Register of Deed's Office.

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

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