Karen Johnson Davidson County
Batch# 1359925 DEEDWARR
12/18/2025 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20251218-0100826

WARRANTY DEED

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

File No. KS-25-11328

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Brittani Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2025

Karen Dominguez
Notary Public

MY COMMISSION EXPIRES: 3 18 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings LLC	Music City Holdings LLC	
(NAME)	(NAME)	
3792 Lunn Drive	6 Cadillac Dr, Ste 250	058-11-0-101.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Thomas Hamilton Hazelip, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 220, on the plan of Royal Hills, Section I, as of record in Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Hamilton Hazelip, a single man by Warranty Deed from Joseph R. Kelley, an unmarried man of record in Instrument No. 20230215-0011002 Register's Office for Davidson County, Tennessee, dated February 13, 2023 and recorded on February 15, 2023.

Barbara Lanier executed the foregoing instrument on behalf of Thomas Hamilton Hazelip, as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument No. 20251211-0098853 in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 3792 Lunn Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 11th day of December, 2025.

Thomas Hamilton Hazelip by

Barbara Lanier Attorney-IN-Fact

Thomas Hamilton Hazelip by Barbara Lanier,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barbar Lanier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Thomas Hamilton Hazelip and that he/she is authorized by Power of Attorney to execute this instrument on his/her behalf.

Witness my hand, at office, this 11th day of December, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 12/11/2025 (date of document).

Affiant Signature

12/17/2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 17 day of December, 2025.

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