Karen Johnson Davidson County
Batch# 1361225 DEEDWARRSP
12/23/2025 12:43:30 PM 5 pgs
Fees: $28.00 Taxes: $851.00
20251223-0102109

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-280

Spartan Settlement Services
GF# 25-280

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

Parcel ID No.: 058-11-0-101

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 10th day of December, 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 **Dijin Tahir,** whose address is 2936 Waywood Drive, Murfreesboro, TN 37128, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00), 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: 3792 Lunn Drive, Nashville, TN 37218

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 11th day of December, 2025.

Music City Holdings, LLC, a Texas Limited Liability Company

Name: **Lauri Gallagher**
Title: **Authorized Signatory**

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Brittani Henderson, 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 11th day of December, 2025.

Notary Public

My Commission expires: 10/15/29

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

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 $230,000.00 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 Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 11th day of December, 20 25

Brittani N. Henderson
Notary Public
My Commission Expires: 10-15-2029

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

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

Dijin Tahir
2936 Waywood Drive
Murfreesboro, TN 37128

Name and address of property owner:

Dijin Tahir
2936 Waywood Drive
Murfreesboro, TN 37128

EXHIBIT A
LEGAL DESCRIPTION

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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Thomas Hamilton Hazelip dated 12/11/2025, and filed on 12/18/2025, of record in Instrument No. 20251218-0100826, Davidson County, Tennessee Register of Deed's Office.

Subject to any and all plats, easements, restrictions, and other matters of record.

Property commonly known as: 3792 Lunn Drive, Nashville, TN 37218

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).

Brittani Henderson
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