Karen Johnson Davidson County
Batch# 1361285 DEEDWARR
12/23/2025 02:23:30 PM 5 pgs
Fees: $28.00 Taxes: $536.50
20251223-0102205

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-25-268

Spartan Settlement Services
GF# TN-25-268

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

Tax ID No.: 161-01-0A-027-00 CO

WARRANTY DEED

THIS INDENTURE made and entered into on this 19th day of December, 2025, by and between **Kathy D. Bonner, an unmarried woman,** residing at 1535 Old Highway 99, Chapel Hill, TN 37034, 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 One Hundred Forty Five Thousand and 00/100 Dollars ($145,000.00), 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: 5326 Edmondson Pike, Unit 3, Nashville, TN 37211

Being the same property conveyed to Kathy D. Bonner by Warranty Deed from Christopher Lyle Hall, married, dated December 22, 2014 and filed on December 23, 2014, of record in Instrument No. 20141223-0117442, 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 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.

Kathy D. Bonner

Kathy D. Bonner

STATE OF TENNESSEE
COUNTY OF Marshall

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Kathy D. Bonner** 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.

Witness my hand and seal, at office in Chapel Hill, Tn, this 19th day of December, 2025.

Robert Bonnifield

Notary Public

My Commission expires: JUN 2 4 2028

ROBERT BONNIFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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

EXHIBIT A
LEGAL DESCRIPTION

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5326 - #3 of Danbury Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed, of record in Book 6612, Page 122, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kathy D. Bonner by Warranty Deed from Christopher Lyle Hall, married, dated December 22, 2014 and filed on December 23, 2014, of record in Instrument No. 20141223-0117442, Davidson County, Tennessee Register of Deed's Office.

Parcel ID Number: 161-01-0A-027-00 CO

Property Commonly Known As: 5326 Edmondson Pike, Unit 3, Nashville, TN 37211

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 $ $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Samantha Copeland

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 18th 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:

Brian Keegan and Danielle Keegan
242 Governors Way
Brentwood, TN 37027

Name and address of property owner:

Brian Keegan and Danielle Keegan
242 Governors Way
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 12/18/2025 (date of document).

Affiant Signature

12-18-2025

Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 18th 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