AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-266

Spartan Settlement Services
GF# TN-25-266

Karen Johnson Davidson County
Batch# 1365210 DEEDWARR
01/05/2026 01:55:30 PM 5 pgs
Fees: $28.00 Taxes: $851.00
20260105-0000447

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

Tax ID No.: 074-16-0-110

WARRANTY DEED

THIS INDENTURE made and entered into on this 19 **day of December, 2025** by and between **Donald Tyree, a married man,** residing at 404 Terrapin Tl, Nashville, TN 37013, 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 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(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5015 Bonnahill Drive, Nashville, TN 37076

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.

Donald Tyree

Donald Tyree

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Donald Tyree, 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 Mt. Juliet, TN, this 19 day of December, 2025.

Notary Public

My Commission expires: 03/06/2029

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

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

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Being Lot Number 375, on the Plan of Hermitage Hills, Section 5 as of record in Book 3300, page 1, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot. Said Lot No. 375 fronts 81.59 feet on the Southerly margin of Bonnahill Drive and runs back between lines measuring 151.6 feet on the Westerly side and 154.6 feet on the Easterly side to a dead line in the rear on which it measures 90.5 feet.

Being the same property conveyed to Donald Tyree from Louann M. Tyree in a Quitclaim Deed dated 7/13/2023 and recorded 7/17/2023 under Instrument No. 20230717-0054402 in the Register's Office of Davidson County, Tennessee.

This is not the marital residence of Grantor and is not subject to martial interest.

Parcel ID: 074-16-0-110

Property Commonly Known As: 5015 Bonnahill Drive, Nashville, TN 37076

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 30th day of December, 2025.

Notary Public
My Commission Expires: 3-18-2028

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

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

Idel Estate LLC, a Tennessee Limited Liability Company
1203 Limerick Lane
Franklin, TN 37067

Name and address of property owner:

Idel Estate LLC, a Tennessee Limited Liability Company
1203 Limerick Lane
Franklin, TN 37067

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 12/19/2025 (date of document).

Affiant Signature

12-30-2025
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 30th day of December, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

NOTARY'S SEAL

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