AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-25-292

Spartan Settlement Services
GF# TN-25-292

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

Karen Johnson Davidson County
Batch# 1366753 DEEDWARRSP
01/07/2026 09:01:30 AM 5 pgs
Fees: $28.00 Taxes: $684.50
20260107-0001268

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

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 19th 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 **Brian Keegan and Danielle Keegan, husband and wife,** residing at 242 Governors Way, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), 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 TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5326 Edmondson Pike, Unit 3, Nashville, TN 37211

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 19th 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, 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** (insert title) of **Music City Holdings, LLC, a Texas Limited Liability Company**, the within named Grantor and that such **Authorized Signatory** (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Addison, TX, this 19th 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

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 Music City Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kathy D. Bonner, an unmarried woman, dated December 19, 2025 and recorded on 12/23/2025, in Instrument No. 20251213-0102205, Davidson County, Tennessee Register of Deed's Office.

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

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 $ $185,000.00, 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:

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 12/19/2025 (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