Karen Johnson Davidson County
Batch# 1366764 DEEDWARR
01/07/2026 09:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20260107-0001279

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-25-296

Spartan Settlement Services
GF# TN-25-296

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

Tax ID No.: 061-07-0-209

WARRANTY DEED

THIS INDENTURE made and entered into on this 30 **day of** Dec, 2025, by and between **Sammie Jo Marler, an unmarried woman,** residing at 1769 Merritt Street, Nashville, TN 37138, 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 Ninety Thousand and 00/100 Dollars ($290,000.00), 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: 996 Maplewood Place, Nashville, TN 37216

Being the same property conveyed to Charles Lee Marler and wife, Sammie Jo Marler, by Warranty Deed from Robert F. McGraw and wife, Leah G. McGraw, dated August 23, 1977, and filed on August 23, 1977, of record in Instrument Number E22097, and in Book 5187, Page 674, said Register's Office. The said Charles Lee Marler subsequently died on June 15, 2023, thereby vesting title to Sammie Jo Marler as tenant by the entirety.

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.

Sammie Jo Marler

Sammie Jo Marler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Sammie Jo Marler** 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 Davidson County, this 30Th day of December, 20 25.

Angie Seriana

Notary Public

My Commission expires: October 20, 2026

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 69 on the Plan of I. C. McMahan's Subdivision of the Maplewood Lands, of record in Book 547, page 78, Register's Office for said County, and more particularly shown on survey thereof made December 3, 1955 by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron pin on the Southerly margin of Maplewood Road, said point being 88 feet Westerly of the Westerly margin of Richland Street; thence in a Westerly direction the margin of Maplewood Road, 62 feet to an iron pin; thence in a Southerly direction, 175.5 feet to an iron pin; thence in an Easterly direction and parallel with Maplewood Road, 62 feet to an iron pin; thence in a Northerly direction, 174.3 feet to the point of beginning.

Being the same property conveyed to Charles Lee Marler and wife, Sammie Jo Marler, by Warranty Deed from Robert F. McGraw and wife, Leah G. McGraw, dated August 23, 1977, and filed on August 23, 1977, of record in Instrument Number E22097, and in Book 5187, Page 674, said Register's Office. The said Charles Lee Marler subsequently died on June 15, 2023, thereby vesting title to Sammie Jo Marler as tenant by the entirety.

Tax ID No.: 061-07-0-209

Property Commonly Known As: 996 Maplewood Place, Nashville, TN 37216

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 $ 290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Bettany 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:

Music City Holdings LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250
Brentwood, TN 37027

Name and address of property owner:

Music City Holdings LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250
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 12/20/2025 (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