AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-25-274

Spartan Settlement Services
GF# TN-25-274

Karen Johnson Davidson County
Batch# 1367427 DEEDWARRSP
01/08/2026 08:37:30 AM 5 pgs
Fees: $28.00 Taxes: $941.65
20260108-0001572

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

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

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 **Walid Construction LLC, a Tennessee Limited Liability Company,** located at 5600 Glenalden Drive, Smyrna, TN 37167, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifty Four Thousand Five Hundred and 00/100 Dollars ($254,500.00), 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: 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(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, 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** (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 19 day of December, 2025.

Notary Public

My Commission expires: 10-15-2029

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.

EXHIBIT A
LEGAL DESCRIPTION

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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Donald Tyree, a married man, dated 12/19/2025 and filed on 01/05/2026, of record in Instrument No. 20260105-0000447, Davidson County, Tennessee Register of Deed's Office.

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

This property is known as 5015 Bonnahill Drive, Hermitage, 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 $254,500.00 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 19th day of December, 2025.

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:

Walid Construction LLC, a Tennessee Limited Liability Company
5600 Glenalden Drive
Smyrna, TN 37167

Name and address of property owner:

Walid Construction LLC, a Tennessee Limited Liability Company
5600 Glenalden Drive
Smyrna, TN 37167

Tennessee Certification of Electronic Document

I, Laura 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 12/19/25 (date of document).

Affiant Signature

12/19/25
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 19th day of December, 2025.

Brittani N. Henderson
Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL

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