AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-26-362

Spartan Settlement Services
GF# TN-25-362

Karen Johnson Davidson County
Batch# 1371836 DEEDWARR
01/22/2026 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $605.88
20260122-0005418

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

Tax ID No.: 135-16-0B-139-00

WARRANTY DEED

THIS INDENTURE made and entered into on this **15th day of January, 2026** by and between **Susan McClaine, an unmarried woman,** residing at 628 Flintlock Ct Nashville TN 37217 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 Sixty Three Thousand Seven Hundred Fifty One and 00/100 Dollars ($163,751.00), 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:

Land in Davidson County, Tennessee, Being Lot No. 139 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

This conveyance is subject to the following: Taxes for the year 2026 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictive Covenants of record in Book 4827, page 14, as amended in Book 5469, page 840 and Book 7751, page 907; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021104-0134724, as amended in Instrument No. 20030610-0080281; By-Laws of record in Instrument No. 20021106-0136459; Plan of record in Instrument No. 20021120-0143949; all in the Register's Office for Davidson County, Tennessee.

Property Commonly Known As: 628 Flintlock Court, Nashville, TN 37217

Being the same property conveyed to Susan McClaine from Beazer Home Corp. d/b/a Phillips Builders in a Warranty Deed dated 9/12/2003 and recorded 9/22/2003 under Instrument No. 20030922-0139659 in the Register's Office of Davidson County, Tennessee.

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.

Susan McClaine

Susan McClaine

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Susan McClaine, 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 37122 this 15th day of January, 2026.

Deborah Gaunt

Notary Public

My Commission expires: 11/08/2028

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

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

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 $ 163,751.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Jenesia McDougal

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to before me this 15 day of January, 2026.

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:

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, Jenesia McDougal, 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 1/15/2026 (date of document).

Jenesia McDougal
Affiant Signature

1/15/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 15 day of January, 2026.

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

Brittani Noelle Henderson
Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL