Karen Johnson Davidson County
Batch# 1373181 DEEDWARRSP
01/23/2026 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $739.63
20260123-0006102

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-26-101

Spartan Settlement Services
GF# TN-26-101

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

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

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 15th day of January, 2026, 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 **Jennifer Rose Fitzhugh and Bruce Patrick Fitzhugh, wife and husband,** residing at 3611 Brush Hill Court, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($199,900.00), 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:

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.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Susan McClaine, an unmarried woman, dated 1/15/2026, and filed on 1/21/2026, of record in Instrument No. 20260122-0005418, Davidson County, Tennessee Register of Deed's Office.

Property commonly known as: 682 Flintlock Court, Nashville, TN 37217

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 15th day of January, 2026

Music City Holdings, LLC, a Texas Limited Liability Company

Name: **Lauri Gallagher**
Title: **Authorized Signatory**

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Aaron Kromінga, 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 the authorized signatory of Music City Holdings, LLC, a Texas Limited Liability Company, the within named Grantor and that such authorized signatory executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Addison, TX, this 15th day of January, 2026.

Notary Public

My Commission expires: 2/12/2029

AARON MICHAEL KROMINGA
Notary ID #132933842
My Commission Expires
February 12, 2029

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 $199,900.00, 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 15th day of January, 2026.

Notary Public
My Commission Expires: 2/12/2029

AARON MICHAEL KROMINGA
Notary ID #132933842
My Commission Expires
February 12, 2029

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

Jennifer Rose Fitzhugh and Bruce Patrick Fitzhugh
3611 Brush Hill Court
Nashville, TN 37216

Name and address of property owner:

Jennifer Rose Fitzhugh and Bruce Patrick Fitzhugh
3611 Brush Hill Court
Nashville, TN 37216

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 1/15/2026 (date of document).

Affiant Signature

1-15-2026
Date

STATE OF Texas
COUNTY OF Dallas

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

Notary's Signature

My Commission Expires: 2/12/2029

NOTARY'S SEAL

AARON MICHAEL KROMINGA
Notary ID #132933842
My Commission Expires
February 12, 2029