AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-26-104

Spartan Settlement Services
GF# TN-25-104

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1373450 DEEDWARRSP
01/30/2026 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $954.84
20260130-0006488

Tax ID No.: 120-13-0-046

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 **Ethan Chamberlain, an unmarried man,** residing at 1410 Hickory Point Rd., Clarkville, TN 37043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifty Eight Thousand Sixty Five and 00/100 Dollars ($258,065.00), 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:

Being the westerly one-half (1/2) of a parcel of land located in the Second Civil District (formerly fifth) of Davidson County, State of Tennessee, formally known as Lot #3 of the S. B. Smith Tract conveyed to O. C. Ellis and wife, Freddie Mai B. Ellis by Louise Gasser, of record in Book 1341, page 663, Register's Office for said County, particularly described as follows:

Beginning in the Northwest corner at a spike in the center line of Curry Road and running South 88 degrees 30' East 105 feet to a point; Thence South 3 degrees 30' East 210 feet; thence North 88 degrees 30' West 105 feet to an iron stake; thence North 3 degrees 30' East 210 feet to the starting point in the center of Curry Road. Being the Westerly one-half (1/2) of property now owned by O. C. Ellis and wife, Freddie Mai B. Ellis in entireties.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Mary Cook Weaver, an unmarried woman, dated 1/15/2026, and filed on 1/20/2026, of record in Instrument No. 20260122-0005158, Davidson County, Tennessee Register of Deed's Office.

Property commonly known as: 1225 Currey Road, 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 Kromings, 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 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 $ 258,065.00, 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 15 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:

Ethan Chamberlain
1410 Hickory Point Rd.
Clarkville, TN 37043

Name and address of property owner:

Ethan Chamberlain
1410 Hickory Point Rd., Clarkville,
TN 37043

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