Karen Johnson Davidson County
Batch# 1379028 DEEDWARR
02/11/2026 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20260211-0010518

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-26-113

Spartan Settlement Services
GF# TN-26-113

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

Tax ID No.: 071-08-0-194

WARRANTY DEED

THIS INDENTURE made and entered into on this 3rd day of February, 2026, by and between **William K. Smith, a married man,** residing at 1678 Mike Muncey Road, McMinnville, TN 37110, 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 Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), 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:

Being all of Lot 65, on the plan of Joywood Heights, Section I, according to plat and survey appearing of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to William K. Smith, by Quitclaim Deed from Crystal Kemp, dated August 25, 2022, and filed on September 07, 2022, of record in Instrument No. 20220907-0100186, said Register's Office.

Christina Lynn Smith, wife of **William K. Smith**, joins in the execution of this conveyance to convey any all and marital interest she has herein.

Property commonly known as: 505 Wesley Avenue, Nashville, TN 37207

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.

William K. Smith

William K. Smith

Christina Lynn Smith

Christina Lynn Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **William K. Smith** and **Christina Lynn Smith** 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 Nashville TN, this 3 day of February, 2026

D. Hardwick

Notary Public

My Commission expires: 03/09/2027

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

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 $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Venesia McDougal

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to before me this ____ **day of** February **, 20**26.

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
6 Cadillac Drive, Ste 250
Brentwood, TN 37027

Name and address of property owner:

Music City Holdings LLC
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 2/3/2026 (date of document).

Jenesia McDougal
Affiant Signature

2/3/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 3 day of February, 2026.

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

Brittani N. Henderson
Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL