Karen Johnson Davidson County
Batch# 1379145 DEEDWARR
02/11/2026 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,543.27
20260211-0010673

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-26-139

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

Tax ID No.: 084-01-0K-001-00-CO

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 28th day of January, 2026, by and between **Music City Holdings, LLC, a Texas Limited Liability Company,** located at 6 Cadillac Drive, Ste 250, Nashville, TN 37027, hereinafter referred to as Grantor(s) and **Elevated Living LLC, a Tennessee Limited Liability Company,** located at PO BOX 60127, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Four Hundred Seventeen Thousand One Hundred One and 00/100 Dollars ($417,101.00), 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 2520 Sheridan Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191004-0101433 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, from Connor Morrow Hull and Debra Rios, husband and wife, by Warranty Deed dated 1/26/2026 and recorded on 2/9/2026 in Instrument No. 20260209-0009436, Davidson County, Tennessee Register of Deed's Office.

Parcel ID: 084-01-0K-001-00-CO

Property commonly known as: 2520 Sheridan Road, Nashville, TN 37206

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 28th day of January, 2026.

Music City Holdings, LLC, a Texas Limited Liability Company

Name: **Robert Lively**
Title: **Authorized Signatory**

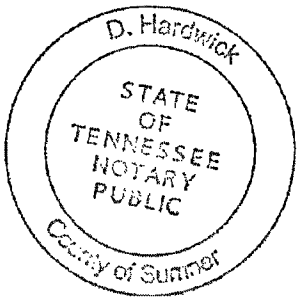
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, a Notary Public, of the State and County mentioned, personally appeared Robert Lively, 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 Brentwood, TN, this 28th day of January, 2026.

Notary Public

My Commission expires: 03/09/2027



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 $ 417,101.00, 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 28 **day of** January, **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:

Elevated Living LLC
PO BOX 60127
Nashville, TN 37206

Name and address of property owner:

Elevated Living LLC
PO BOX 60127
Nashville, TN 37206

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 1/28/2026 (date of document).

Jenesia McDougal
Affiant Signature

1/28/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 28 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