Karen Johnson Davidson County
Batch# 1379263 DEEDWARR
02/11/2026 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $519.85
20260211-0010841

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-15-2029
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Music City Holdings, LLC	Music City Holdings, LLC	135-08-0A-731.00-CO
(NAME)	(NAME)	
6 Cadillac Dr.Ste 250	6 Cadillac Dr.Ste 250	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty Thousand Five Hundred And No/100 Dollars ($140,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHIL NEWMAN, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY HOLDINGS, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 731 on the Plan of Nashboro Village, nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333 , page 957, and as shown on Plat of record in Plat Book 5200, Page 80, in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phil Newman by Warranty Deed from Paul E. Abrams and wife, Lois L. Abrams of record in Instrument No. 20020301-0026262 Register's Office for Davidson County, Tennessee, dated February 21, 2002 and recorded on March 01, 2002.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 731 Longhunter Court, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of January, 2026.

Phil Newman

Phil Newman

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~WILLIAMSON~~ Duval

On this 28th day of January, 2026, before me personally appeared Phil Newman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Lola Denise Strickland

Notary Public

Printed Name: Lola Denise Strickland

Serial Number, if any: HH 664047

My Commission Expires: 06/04/2029

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH 664047
Expires on June 4, 2029

MD DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

(I don't do the below notarization.)

True Copy Certification

I, _____, 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_____.

Affiant Signature _____

_____, 2_____

State of Tennessee
County of Williamson

Sworn to and subscribed before me this _____ of _____ 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

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