Karen Johnson Davidson County
Batch# 1380740 DEEDWARR
02/13/2026 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20260213-0011741

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive, Ste #1010W
Addison, TX 75001
File No. TN-26-130

Spartan Settlement Services
GF# TN-26-130

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

Tax ID No.: 173-01-0-095

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 30th 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 **Emeil Abdelmaseh and Vivian Mekhaeil, husband and wife,** residing at 2254 Kirkwall Drive, Nolensville, TN 37135, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), 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 the following described real estate located in Davidson County, State of TN:

Being Lot No. 74 on the Plan of Section Two-A, Monte Carlo, of record in Plat Book 4955 Page 45, 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, by Warranty Deed from Joshua Clayton, a married man, dated 1/29/2026 and recorded on 2/10/2026 in Instrument Number 20260210-0009996, in the Official Records of Davidson County, Tennessee.

Tax ID No.: 173-01-0-095

Property commonly known as: 101 Vickey Court, Nashville, TN 37211

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 30th day of January, 2026.

Music City Holdings LLC

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

STATE OF TEXAS
COUNTY OF DALLAS

Before me, Brittani N. Henderson, 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 (insert title) of Music City Holdings LLC, the within named Grantor and that such Authorized Signatory (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Addison, TX, this 30th day of January, 2026.

Notary Public

My Commission expires: 10/15/2029

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

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 $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Brittany Green

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 30th day of January, 2026.

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:

Emeil Abdelmaseh and Vivian Mekhaeil
2254 Kirkwall Drive
Nolensville, TN 37135

Name and address of property owner:

Emeil Abdelmaseh and Vivian Mekhaeil
2254 Kirkwall Drive
Nolensville, TN 37135

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 1-30-2026 (date of document).

Affiant Signature

1-30-2026
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 30th day of January, 2026.

Brittani P. Henderson
Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL

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