AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-26-105

Karen Johnson Davidson County
Batch# 1381623 DEEDWARR
02/17/2026 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20260217-0012165

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

Parcel ID No.: 150-11-0-195

WARRANTY DEED

THIS INDENTURE made and entered into on this 30 **day of January, 2026**, by and between **Wayne D. Whittington and wife, Carole A. Whittington,** residing at 211 Mabdarin Dr, Martinsburg, WV 25403, 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 Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), 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:

Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of Towne Village of the Country, Section 4-A, of record in Book 6250, page 20, said Register's Office.

Said Lot No. 314 fronts 40 feet on the Easterly margin of Spring Garden Court and extends back 255.86 feet on the Northerly line and 270.08 feet on the southerly line to a dead line in the rear measuring 210.0 feet thereon.

This conveyance is subject to any and all existing restrictions and easements of record.

Property commonly known as: 521 Spring Garden Court, Nashville, TN 37013

Being the same property conveyed to Wayne D. Whittington and wife, Carole A. Whittington by Warranty Deed from Randall Phillips Builders, Inc., dated July 31, 1985, and filed on August 12, 1985, of record in Instrument No. 28015 and in Book 6628, Page 605, said Register's Office.

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.

Wayne D. Whittington

Carole A. Whittington

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Wayne D. Whittington and Carole A. Whittington** 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 30 day of January, 2026.

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 $ 260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Jenesia McDougal

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to before me this 30 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:

Music City Holdings LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250
Brentwood, TN 37027

Name and address of property owner:

Music City Holdings LLC, a Texas Limited Liability Company
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 1/30/2026 (date of document).

Jenesia McDougal
Affiant Signature

1/30/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 30 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