Karen Johnson Davidson County
Batch# 1382847 DEEDWARRSP
02/19/2026 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $573.50
20260219-0013311

AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. TN-26-361

Spartan Settlement Services
GF# TN-26-361

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

Parcel ID No.: 135-08-0A-731-00

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, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Access Solutions TN, LLC, a Tennessee Limited Liability Company,** residing at 4475 Gosey Hill Road, Franklin, TN 37064, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Fifty Five Thousand and 00/100 Dollars ($155,000.00), 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 Tennessee:

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, 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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Phil Newman dated 1/28/2026, recorded on 2/11/2026 in Instrument No. 20260211-0010841, Davidson County, Tennessee Register of Deed's Office.

Property commonly known as: 731 Long Hunter Court, Nashville, TN 37217

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

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

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, D Hardwick, 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,** 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.

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 $155,000.00, 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 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:

Scott T. Shevel
4475 Gosey Hill Road
Franklin, TN 37064

Name and address of property owner:

Scott T. Shevel
4475 Gosey Hill Road
Franklin, TN 37064

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