Karen Johnson Davidson County
Batch# 1390662 DEEDWARRSP
03/10/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $884.30
20260310-0018895

SPECIAL WARRANTY DEED

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

File No. TN-26-204

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 24th day of February, 2026

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755, Oklahoma City, OK 73112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) Darwin Alexander Matute Pena and Walter Omar Matute Pena	(NAME) NEW OWNER	095-14-0-041
(ADDRESS) 1510 Avon Road	(ADDRESS)	
(CITY) (STATE) (ZIP) Murfreesboro, TN 37129	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN ($10) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Music City Holdings, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darwin Alexander Matute Pena, a married man, and Walter Omar Matute Pena, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Elm Hill Acres, Section No. 1 of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 81 fronts 70 feet on the south side of Crystal Drive and runs back between parallel lines 225 feet to a dead line.

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 heirs 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 heirs 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 my/our hand this **24th** day of February, 2026.

Music City Holdings, LLC, a Texas Limited Liability Company

By: _____
Lauri Gallagher, Authorized Signatory

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public of the state and county aforesaid, 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 herself to be the Authorized Signatory of Music City Holdings, LLC, the within named bargainor, a Texas Limited Liability Company, and that she as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as authorized signatory.

Witness my hand this 24th day of February, 2026.

Brittani N. Henderson
Notary Public
My Commission Expires: 10-15-2029

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

Certificate of Authenticity

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 **02/24/2026**.

Date

Affiant Signature

02/24/2026
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 24th day of February, 2026.

Notary's Signature

My Commission Expires: 10-15-2029
Date

Notary's Seal (if on paper)

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