Karen Johnson Davidson County
Batch# 1391264 DEEDWARR
03/10/2026 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20260310-0019046

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 283,000.00

Sharmili Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 26th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 6/3/29
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Avalon Malibya Morgan-Nichols
Exp. 6/3/2029
ID No. 135517853

File No. TN-26-216

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) Music City Holdings, LLC	(NAME) NEW OWNER	096-05-0-151
(ADDRESS) 6 Cadillac Drive, # 250	(ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(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, **Marshal Huddleston and Megan E. Huddleston, husband and wife**, 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 HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain real estate located in Davidson County, State of Tennessee, as follows:

Being Lot No. 101 on the Plan of Woodbury Park, of record in Book 2133, Page 117, 118 and 119, Register's Office for Davidson County, Tennessee

Said Lot No. 101 fronts 96 feet on the Easterly side of Seneca Drive and runs back 189 feet on the Northerly line and 117 feet on the Southerly line, to a dead line, which is a broken line, measuring 110.2 feet thereon.

Being the same property conveyed to Marshal Huddleston and Megan E. Huddleston, husband and wife, by Warranty Deed from Alvin W. Schumacher, an unmarried man, dated 05/28/2025 and recorded on 06/03/2025 of record in Instrument No. 20250603-0043319, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 307 Seneca Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 26th day of February, 2026.

Marshal Huddleston

Megan E. Huddleston

Megan E. Huddleston

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Tarrant

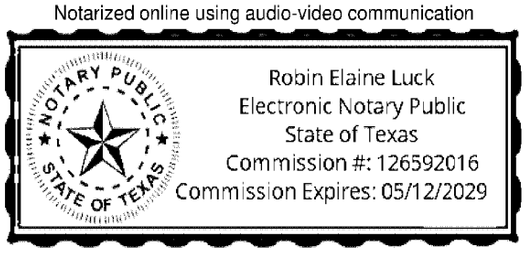
Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Marshal Huddleston and Megan E. Huddleston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February, 2026.

Robin Elaine Luck
NOTARY PUBLIC

My Commission Expires: 05/12/2029

Notarized online using audio-video communication



Certificate of Authenticity

I, Shanmuki Pandit, 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 02/26/2026.

Date

Shanmuki Pandit

Affiant Signature

02/26/2026

Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 26th day of February, 2026.

Notary's Signature

My Commission Expires: 6/3/29

Date

Notary's Seal (if on paper)

