WARRANTY DEED

Karen Johnson Davidson County
Batch# 1391411 DEEDWARR
03/11/2026 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $351.50
20260311-0019288

File No. TN-26-164

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 19th day of February, 2026

Notary Public

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

NOTARY PUBLIC STATE OF TEXAS
Avalon Makiya Morgan-Nichols
Exp. 6/3/2029
ID No. 135[illegible]7853

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 NUMBER
(NAME) Music City Holdings, LLC	(NAME) NEW OWNER	051 10 0B 035.00
(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, **Samuel Edward Thomas, Jr., an unmarried man**, 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 condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 119 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate legal description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel E. Thomas, Sr., unmarried, by virtue of Warranty Deed from Michael Carey and wife, Trudy Carey, recorded December 07, 2009, in Instrument No. 20091207-0111561, in the Register's office for Davidson, County, Tennessee. The said Samuel E. Thomas, Sr., a/k/a Samuel Edward Thomas, Sr., died intestate on May 7, 2021. His estate was admitted for Probate under Case No. 21P1293, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, thereby vesting ownership into Samuel Edward Thomas, Jr, as the heir and next of kin of Samuel E. Thomas, Sr. See also Affidavits of Heirship recorded in Instrument No. 202603110019286 and Instrument No. 202603110019287, Davidson County, Tennessee Register of Deed's Office.

This is property more commonly known as 119 Ellington Place, Unit G, Madison, TN 37115.

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 19th day of February, 2026.

Samuel Edward Thomas, Jr.

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at office, this 19 day of February, 2026.

NOTARY PUBLIC

My Commission Expires: 3-8-28

WAYNE L. PARKER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

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 2/19/2026 (date of document).

Affiant Signature

2/19/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 19 day of February, 2026.

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

Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL