RECORDING INFORMATION	STATE OF Texas) COUNTY OF Dallas)
Karen Johnson Davidson County Batch# 1392648 DEEDWARRSP 03/13/2026 12:57:30 PM 3 pgs Fees: $18.00 Taxes: $1,204.35 20260313-0020187	The actual consideration for this transfer or value of property transferred (whichever is greater) is $325,500.00. Sharindi Pandit Affiant Sworn to and subscribed before me this 28th day of January, 2026. Notary Public My Commission Expires: 6/3/29
THIS INSTRUMENT PREPARED BY: Valerie Webb & Associates PLLC 3037 Highway 31W P.O. Box 887 White House, TN 37188	NOTARY PUBLIC (SEAL) Avalon Malikiya Morgan-Nichols Exp. 6/3/2029 ID No 135517853 STATE OF TEXAS

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for the accuracy of the information contained herein or provided by the parties hereto. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held, transferred, or disbursed any consideration in relation to the same.

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Music City Holdings LLC 6 Cadillac Dr, Suite 250 Brentwood, TN 37027	Music City Holdings LLC 6 Cadillac Dr, Suite 250 Brentwood, TN 37027	073-03-0-0 670.0

This Indenture, made on the 28 day of January, 20 26 by and between the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, hereinafter referred to as "***Grantor***", and Music City Holdings LLC, a Texas Limited Liability Company, hereinafter referred to as ***"Grantee"***.

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the ***"Property"***):

THE FOLLOWING DESCRIBED PROPERTY: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF GROUND SITUATE, LYING AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESEE BEING LOT NO. 28 ON THE PLAN OF SUTHERLAND HEIGHTS, SECTION I, AS OF RECORD IN PLAN BOOK 2663, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Description taken from previous Deed.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA BY SPECIAL WARRANTY DEED RECORDED ON 09/04/2025 AS DOCUMENT NO. 20250904-0070505, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 2501 Western Hills Dr, Nashville, TN 37214.

This conveyance is being made subject to (i) any and all applicable zoning and setback requirements; (ii) any unpaid taxes and assessments; and (iii) all matters which are of public record or which may be applicable to the Property.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself to warrant and defend the title to the Property to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[Signature page follows; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused the same to be executed as of the date first written above.

GRANTOR:

THE SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, by the Secretary's duly authorized property management contractor, Vendor Resource Management, pursuant to a delegation of authority found at 38 C.F.R. 36.4345(f)

Printed Name: Jeff Cossin

Title: AVP

STATE OF Texas)
COUNTY OF Denton)

On this date, before me personally appeared Jeff Cossin, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State of Texas aforesaid, this 28 day of January, 20 26.

SHARON LANG
Notary ID #130009532
My Commission Expires
November 5, 2026

Notary Public

My term expires: 11/5/2026

This deed was prepared by Valerie Webb, Tennessee Bar No. 018953, who certifies that it is in a form that is in accordance with applicable local, state, and federal law.