Karen Johnson Davidson County
Batch# 1396337 DEEDWARR
03/23/2026 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $971.25
20260323-0023033

WARRANTY DEED

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

File No. TN-26-297

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 16th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 6/3/29
(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) Music City Holdings, LLC	(NAME) NEW OWNER	107 14 0 109.00
(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, **Michael Adly, a married 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 176 on the Map of Miro Meadows, as of record in Plat Book 1424, Page 94 and 95, Register's Office for said County.

Said Lot No. 176 fronts 98 feet on the East side of Alladin Drive and runs back between lines, 134.5 feet on the north line, 128.4 feet on the south line to a dead line in the rear on which measures 90.3 feet.

Being the same property conveyed to Michael Adly, married man as his sole and separate property, by Warranty Deed from Stanley Earl Jenkins, Executor of The Estate of Hester Mae Jenkins, dated 01/30/2026, and recorded on 02/04/2026, of record in Instrument Number 20260204-0007804, in the Register's Office for Davidson County, Tennessee.

This is not the marital residence of Grantor and is not subject to marital interest.

This is property more commonly known as 1016 Aladdin Drive, Nashville, TN 37217.

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 16th day of March, 2026.

Michael Adly

Michael Adly

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Michael Adly, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of March, 2026.

NOTARY PUBLIC

My Commission Expires November 8, 2028

My Commission Expires:

KATIE SUE BUCHHOLTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

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 3/16/2026.

Date

Jenesia McDougal

Affiant Signature

3/16/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 16 day of March, 2026.

Brittani N. Henderson

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