Karen Johnson Davidson County
Batch# 1398678 DEEDWARR
03/27/2026 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260327-0024658

SPECIAL WARRANTY DEED

File No. TN-26-229

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

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 290,000.00

Sharmeli Randit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 26 day of February, 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) Alejandro Ontiveros Pena	(NAME) NEW OWNER	096-05-0-151
(ADDRESS) 2301 Eugene Reed Rd	(ADDRESS)	
(CITY) (STATE) (ZIP) Woodbury, TN 37190	(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 **Alejandro Ontiveros Pena, an unmarried 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:

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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Marshal Huddleston and Megan E. Huddleston, husband and wife, dated 2/26/2026 **and recorded on** 3/10/2026 **of record in Instrument No.** 20260310-0019046**, 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.

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 26th day of February, 2026.

_____
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 2-26-2026.

Date

Affiant Signature

2-26-2026
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: 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 136536380