Karen Johnson Davidson County
Batch# 1398963 DEEDWARR
03/30/2026 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20260330-0024997

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25413-MC

STATE OF ~~TENNESSEE~~ Texas ~~AND~~
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2026.

Notary Public
My Commission Expires: 6/3/29

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Holdings LLC 6 Cadillac Drive Ste. 250 Brentwood, TN 37027	Same as New Owner	133-02-0-145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Presley West, Willard Mahlon West, Jr., Deborah Ann Bowers, and Robin West Caldarulo**, hereinafter called the Grantor(s), 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(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, and the easterly 25 feet of Lot No. 4, on the Plat of Airdrie Subdivision "A", of record in Book 547, Page 10, Register's Office of Davidson County, Tennessee. Said Lot No. 5 and said easterly part of Lot No. 4, fronts together 75 feet on the northerly side of Antioch Pike, formerly Mill Creek Valley Road, and run back between parallel lines 169 feet to an alley.

Being the same property conveyed to Willard M. West and wife, Ruby Ann West by Warranty Deed from John R. Copeland Sr., and wife, Selma Murdock Copeland dated October 1, 1955 and recorded October 5, 1955 in Book 2452, Page 565, Register's Office of Davidson County, Tennessee.Willard M. West having since died on or about May 9, 1999, leaving Ruby Ann West as surviving tenant by the entirety. Ruby Ann West having since died intestate on or about November 23, 2024. See Affidavits of Heirship in Instrument No. 20251125-0094018, and Instrument No. 20251125-0094019, Register's Office for Davidson County, Tennessee. David Presley West, Willard Mahlon West, Jr., Deborah Ann Bowers and Robin West Caldarulo execute this instrument as the heirs at law of Ruby Ann West.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **218 Antioch Pike, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2026.

GRANTOR:

David Presley West

Robin West Caldarulo

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David Presley West and Robin West Caldarulo,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of March, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1-8-2028

202603300024997

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2026.

GRANTOR:

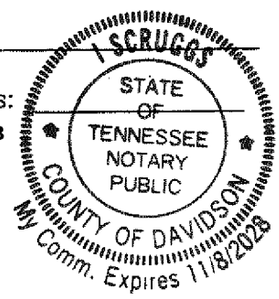
Willard Mahlon West, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Willard Mahlon West, Jr.,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of March, 2026.

Notary Public
My Commission expires: **11/08/2028**



IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2026.

GRANTOR:

Deborah A Bowers

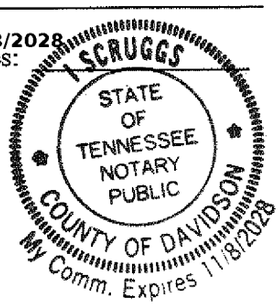
Deborah Ann Bowers

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Deborah Ann Bowers,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of March, 2026.

Notary Public
My Commission expires: 11/08/2028



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 3/25/2026.

Date

Jenesia McDougal

Affiant Signature

3/25/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 25 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