Karen Johnson Davidson County
Batch# 1399947 DEEDWARRSP
03/31/2026 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260331-0025620

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 25th day of March, 2026

Notary Public

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

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

File No. TN-26-329

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) Samuel Tawfik, Androw Mikhail, Martin Tadros, and Moussa Enterprises LLC, a Tennessee Limited Liability Company	(NAME) Same as New Owner	133 02 0 145.00
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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 **Samuel Tawfik, an unmarried man, Androw Mikhail, an unmarried man, Martin Tadros, an unmarried man, and Moussa Enterprises LLC, a Tennessee 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:

Confirm Vesting:
MT
AM

Land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 5 and the Easterly 25 feet of Lot No. 4 on the plat of Airdrie Subdivision "A" as of record in Plat Book 547, Page 10, Register's Office for said County. Said Lot No. 5 and said Easterly part of Lot No. 4 front together 75 feet on the Northerly side of the Antioch Pike, formerly Mill Creek Valley Road, and run back between parallel lines 169 feet to an alley.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Willard Mahlon West, Jr, Deborah Ann Bowers, Robin West Caldarulo, and David Presley West, dated 3/25/2026 **and recorded on** 3/30/2026 **in Instrument No.** 20260330-0024997 **, Davidson County, Tennessee Register of Deed's Office.**

This is property more commonly known as 218 Antioch Pike, Nashville, TN 37211.

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 rig t 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 25 day of March, 2026.

Music City Holdings, LLC, a Texas Limited Liability Company

By: Robert Lively
Robert Lively, Authorized Signatory

STATE OF Michigan
COUNTY OF Macomb

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert Lively, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Signatory of Music City Holdings, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as authorized signatory.

Witness my hand this 25 day of March, 2026.

Notarized online using audio-video communication

Marcy Corzilius
Notary Public, State of Michigan
County of Macomb
My Commission Expires APRIL 12, 2032
Acting in the County of Macomb

#69c40e0c3d9c3a4e02e3f94e - BlueNotary

Marcy Corzilius
Notary Public

My Commission Expires: 04/12/2032

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)

