Karen Johnson Davidson County
Batch# 1401431 DEEDWARRSP
04/02/2026 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260402-0026703

SPECIAL WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 275,000.00

Gursheel Dhillon (a Single man)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 23 day of March, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

File No. TN-26-307

MARK GROW — NOTARY PUBLIC OF TENNESSEE — DAVIDSON COUNTY

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) Gursheel Dhillon	(NAME) NEW OWNER	051-08-0-056
(ADDRESS) 4417 Scenic Dr	(ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37204	(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 **Gursheel Dhillon, a single 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:

Buyer Initial

Land in Davidson County, Tennessee, being Lot No. 5 of Block "I" on the Plan of Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 60 feet on the Southerly side of Emmit Avenue and, extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Amanda Leung, an unmarried woman, dated 03/22/2026, and recorded on 03/30/2026, in Instrument Number 20260330-0025076, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 126 Emmitt Avenue, Nashville, TN 37115.

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 23rd 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 23 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, 2026
Acting in the County of Macomb

#69c14ca4f50880c8192e466a - BlueNotary

Marcy Corzilius
Notary Public
My Commission Expires: 04/12/2026

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 3/23/2026.

Date

Jenesia McDougal

Affiant Signature

3/23/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 23 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