Name and Address of New Owner:
Music City Holdings, LLC
6 Cadillac Drive, Ste 250
Brentwood, TN 37027

Send Tax Bills To:
Music City Holdings, LLC
6 Cadillac Drive, Ste 250
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1404319 DEEDWARR
04/10/2026 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20260410-0029174

This Instrument Prepared By:
Audra Cross
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 094-01-0-036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sytha Boutsisomphone, a widower, Phanomphone Boutsisomphone and Netnapha Xoumphonphakdy, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 111 on the Plan of Payne, Blakemore & Cummings Addition to Nashville, as of record in Plat Book 57, Page 70, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sytha Boutsismophone and wife, Kaysonnaly Boutsismophone as to an undivided 2/3 interest, Phaamphone Bousismophone, 1/3 interest by Warranty Deed from Doverton Industries, Inc of record in Book 6688, Page 829, Register's Office for Davidson County, Tennessee, dated September 24, 1985 and recorded on October 22, 1985.

Being the same property conveyed to Sytha Boutsismophone and wife, Kaysonnaly Boutsismophone by Quit Claim Deed from Phaamphone Boutsismophone of record in Instrument No. 20010228-0018819 Register's Office for Davidson County, Tennessee, dated February 22, 2001 and recorded on February 28, 2001.

The said Kaysonnaly Boutsisomphone died on January 10, 2022 Sytha Boutsismophone Conveys As Surviving Tenant By The Entirety.

Being the same property conveyed to Sytha Boutsisomphone a Widower, Phanomphone Boutsisomphone and Netnapha Xoumphophakdy, Husband and Wife by Quit Claim Deed from Sytha Boutsismophone a Widower of record in Instrument No. 20231127-0091525 Register's Office for Davidson County, Tennessee, dated October 25, 2023 and recorded on November 27, 2023. See Power of Attorney for Phanomphone Boutsisomphone recorded in Instrument No. 202604100029173, Davidson County, Tennessee Register of Deed's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 1st day of April, 2026.

Sytha Boutsisomphone

Phanomphone Boutsisomphone by Netnapha Xoumphonphakdy, as Attorney-In-Fact

Netnapha Xoumphonphakdy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of April, 2026, before me personally appeared **Sytha Boutsisomphone, Netnapha Xoumphonphakdy, as Attorney-in-Fact for Phanomphone Boutsisomphone, and Netnapha Xoumphonphakdy**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2026.

Notary Signature
My commission expires: **05/08/2029**

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

·PHANOMPHONE BOUTSISOMPHONE
·BY TWETIN, Attorney-in-fact

STATE OF TN
COUNTY OF Davidson

Sworn to and subscribed before me this 1st day of April, 2026.

Notary Signature
My commission expires: **05/08/2029**

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 4/1/2026.

Date

Affiant Signature

4/1/2026
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 1 day of April, 2026.

Notary's Signature

My Commission Expires: 10-15-2029
Date

Notary's Seal (if on paper)

BRITTANI NQELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380