Karen Johnson Davidson County
Batch# 1404826 DEEDWARR
04/13/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260413-0029929

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$305,000.00~~

Dharmik Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th April, 2026

Anusha Dibbur Narasimhamurthy
Notary Public

MY COMMISSION EXPIRES: 7/30/2029
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135926240

File No. TN-26-355

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) Music City Holdings, LLC	(NAME) NEW OWNER	147 06 0 023.00
(ADDRESS) 6 Cadillac Drive, # 250	(ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(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, **Ronald Dwayne Robertson, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, 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, 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. 112 on the Plan of Caldwell Hall, Section I, revised, of record in Book 2900. page 59, Register's Office for said County.

Said lot No. 112 fronts 92 feet on the northerly side of Wauford Drive and extends back 145 Feet on the westerly line and 101.8 feet on the easterly line to a broken line, measuring 140.8 feet thereon.

Being the same property conveyed to Ronald Dwayne Robertson and Donald Wayne Robertson, as joint tenants with right of survivorship, by Quit Claim Deed from Syble C. Stinson formerly know as Sybil W. Robertson, a married person, recorded 5/14/2012, in 20120514-0041521, in the Register's office for County, Tennessee. The said Donald Wayne Robertson having since died on September 18, 2025, thereby vesting title to Ronald Dwayne Robertson as surviving tenant by the entirety.

This is property more commonly known as 202 Wauford Drive, 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 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 6 day of April, 2026.

Ronald D. Robertson

Ronald Dwayne Robertson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Ronald Dwayne Robertson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 9/3/29



Certificate of Authenticity

I, Shamili Pandit, 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 4/6/2026.

Date

Shamili Pandit

Affiant Signature

4/6/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 6th day of April, 2026.

Notary's Signature

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135526240
STATE OF TEXAS

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)