Name and Address of New Owner:
Music City Holdings, LLC
5000 Riverside Drive, Bldg 5, Ste 100W
Irving, TX 75039

Send Tax Statements To:
Music City Holdings, LLC
5000 Riverside Drive, Bldg 5, Ste 100W
Irving, TX 75039

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26040472

Map and Parcel: 080-03-0-001.00

Karen Johnson Davidson County
Batch# 1411492 DEEDWARR
04/24/2026 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $894.69
20260424-0035572

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James E. Ball**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Music City Holdings, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in said County and State, being Lot No. 546 on the Plan of Bordeaux Hills, Section 6, as of record in Book 3842, Page 10, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Panorama Drive at the south-west corner of the subject lot; thence northerly 107.09 feet to a concrete monument the Northwest corner of the subject lot; thence Easterwardly 123.31 feet to a concrete monument in the Westerly margin of an unnamed road; thence with said margin of said road, Southwardly 70.46 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve Southwest- wardly 37.34 feet to a concrete monument in the Northerly margin of Panorama Drive; thence with said margin of said Drive Westwardly 90.0 feet to the point of beginning.

Being the same property conveyed to Theollis E. Ball by Quitclaim Deed from James Howard Ball of record in Book 7611, Page 195, Register's Office for Davidson County, Tennessee, dated June 27, 1988 and recorded on July 27, 1988. The said Theollis E. Ball having since died and Affidavit of Heirship of record as Instrument 20201117-0135462. Being the same property conveyed to James E. Ball by Quitclaim Deed from Deborah Elaine Spear, Michael L. Ball and Timothy M. Ball of record in Instrument No. 20210305-0029453 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on March 05, 2021. Being the same property further conveyed by QuitClaim Deed from Melissa Neal to James E. Ball filed for record in Instrument No. ___202604240035570_____, said Register's Office.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 3842, Page 10; Restrictions of record in Book 3917, Page 529, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3400 Panorama Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 20th day of April, 2026.

James E. Ball

State of Tennessee

County of Davidson

Personally appeared before me, James Ball with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th of April, 2026.

Notary Public
My Commission Expires: 3/16/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $241,806.98.

Affiant Signature

Subscribed and sworn to before me, this 20th day of April, 2026.

Notary Public
My Commission Expires: 3/16/30

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 4/20/26 (date of document).

Affiant Signature

4/24/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of April, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029