WARRANTY DEED

Karen Johnson Davidson County
Batch# 1412047 DEEDWARR
04/28/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20260428-0036841

File No. TN-26-244

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 17th day of April, 2026

Notary Public

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

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

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	108-12-0A-056-00
(ADDRESS) 6 Cadillac Drive, Ste 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, **Brenda Carr, Administratrix of The Estate of Frederick Carr, Deceased, Case No. 25P926, Davidson Co., TN**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 20 of Lot 43 on the Plan of Condominium site of Quail Valley, Section Four, Phase VII, of record in Book 5200, Page 522, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Frederick Carr, by Quit Claim Deed from Lisa Kelley, dated 07/30/2010 and recorded 07/11/2013 in Instrument Number 20130711-0071812, in the Register's Office of Davidson County, Tennessee. The said Frederick Carr subsequently died intestate on December 16, 2024. His estate has been admitted for probate under Probate Case No. 25P926 in the Probate Court for Davidson County, Tennessee. The said Brenda Carr was appointed as Administratrix on July 8, 2025. The Order to Approve Purchase Sale Agreement was entered on April 3, 2026.

This is property more commonly known as 3313 Quail View Drive, Nashville, TN 37214.

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 17 day of April, 2026.

The Estate of Frederick Carr, Deceased, Case No. 25P926, Davidson Co., TN

By: Brenda Carr Administratrix
Brenda Carr, Administratrix

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Carr, Administratrix of The Estate of Frederick Carr, Deceased, Case No. 25P926, Davidson Co., TN, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who acknowledged that she, as Administratrix of The Estate of Frederick Carr, Deceased, Case No. 25P926, Davidson Co., TN, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 17 day of April, 2026.

Rhonda M Lusk
NOTARY PUBLIC
My commission expires: 12/2/28

RHONDA M. LUSK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 12/02/28

Certificate of Authenticity

I, Sharmeli 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 4/17/2026.

Date

Sharmeli Pandit

Affiant Signature

4/17/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 17th day of April, 2026.

Notary's Signature

My Commission Expires: 6/3/29

Date

Notary's Seal (if on paper)

