Karen Johnson Davidson County
Batch# 1416769 DEEDWARR
05/06/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20260506-0040834

WARRANTY DEED

File No. TN-26-390

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 30th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 6/3/26
(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	018 08 0 008.00
(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, **David Lee DeGrella and Nancy Irene DeGrella, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Connell Hills Subdivision, as of record in Plat Book 2900, Page 141, Register's Office for said County.

Said Lot No. 20 fronts 115.0 feet on the Southwesterly margin of Pear Orchard Drive and extends back between lines 295.0 feet on the Northwesterly line and 348.4 feet on the Southeasterly line to a dead line in the rear measuring 176.3 feet thereon.

Being the same property conveyed to David Lee DeGrella and wife, Nancy Irene DeGrella, by Deed from Troy L. Hampton and wife, Barbara Ann Hampton, dated 01/13/1971 and recorded 01/14/1971, of record in Deed Book 4473, Page 636, and Deed of Correction recorded 01/29/1971, of record in Deed Book 4476, Page 817, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 202 Pear Orchard Drive, Goodlettsville, TN 37072.

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 30 day of April, 2026.

David Lee DeGrella
David Lee DeGrella

Nancy Irene DeGrella
Nancy Irene DeGrella

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, David Lee DeGrella and Nancy Irene DeGrella, 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 30 day of April, 2026.

DMR
NOTARY PUBLIC

My Commission Expires: 1·24·2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Sharmili 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 4/30/2026.

Date

Sharmili Pandit

Affiant Signature

4/30/2026

Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

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

My Commission Expires: 6/3/29
Date

Notary's Seal (if on paper)