Karen Johnson Davidson County
Batch# 1417333 DEEDWARR
05/07/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $752.95
20260507-0041152

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00

Affiant

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

Notary Public

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

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

File No. TN-26-414

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 OWER	052-01-0-163
(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, **Milton J. Orgeron, an unmarried man, and Pamela K. Orgeron, an unmarried woman**, 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 a portion of the whole parcel of Lot No. 25, on the Plan of the Subdivision of B. H. and Margaret Franklin's Six Acre Tract, of record in Plat Book 843, Page 78, in the Register's Office for Davidson County, Tennessee, and more fully described as follows:

Beginning at an iron pin in the northerly margin of Neely's Bend Road, being the southeasterly corner of this tract, running thence with the northerly margin of Neely's Bend Road, North 79 degrees 20 minutes West 65 feet to a point; thence North 15 degrees 30 minutes East 141.7 feet to an iron pin; thence North 53 degrees 30 minutes East 100 feet to an iron pin; thence South 51 degrees 58 minutes East 54 feet to an iron pin; thence South 29 degrees 9 minutes West 200 feet to the point of beginning, according to a survey by John Kohl, dated July 8, 1980.

Being the same property conveyed to Milton J. Orgeron and Pamela K. Orgeron, husband and wife, by Warranty Deed from Scarlett S. Walker, a single person, dated 11/7/2014, and recorded on 11/10/2014, of record in Instrument Number 20141110-0103608, in the

Register's Office for Davidson County, Tennessee. Milton J. Orgeron and Pamela K. Orgeron subsequently divorced in Davidson County, Tennessee (Case No. 25D1199).

This is property more commonly known as 539 Neelys Bend Road, Madison, TN 37115.

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 30th day of April, 2026.

Milton J. Orgeron

Milton J. Orgeron

Pamela K. Orgeron

Pamela K. Orgeron

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Milton J. Orgeron and Pamela K. Orgeron, 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.

Susie J Ingram

NOTARY PUBLIC

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/02/2026
DAVIDSON COUNTY

My Commission Expires: 11/2/2026

Certificate of Authenticity

I, **Milton J. Orgeron, Pamela K. Orgeron**, 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 **04/30/2026**.

Date

Milton J Orgeron Pamela K Orgeron

Affiant Signature

04/30/2026

Date

State of Tennessee

County of Davidson

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

Susie J Ingram

Notary's Signature

My Commission Expires: 11/2/2026

Date

Notary's Seal (if on paper)

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11.02.2026
DAVIDSON COUNTY