This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1417335 DEEDWARR
05/07/2026 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20260507-0041155

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Holdings, LLC 6 Cadillac Drive, Ste 250 Brentwood, TN 37027	Music City Holdings, LLC 6 Cadillac Drive, Ste 250 Brentwood, TN 37027	007-15-0-013.00

THIS INDENTURE, made this 30th day of April, 2026 between

Louis J. Blecha and wife, Janet E. Blecha

of Collin County, Texas, hereinafter referred to as **Grantor**, and

Music City Holdings, LLC, a Texas limited liability company

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Lot No. 51 on the Plan of Grizzard Manor, Section 3, as of record in Book 4675, Page 40, said Register's Office.

Said Lot No. 51 fronts 209.03 feet on the Easterly side of Gaylemore Drive and runs back 295.0 feet on the Northerly line and 326.4 feet on the Southerly line to a line in the rear which measures 138.2 feet thereon.

Being the same property conveyed to Louis J. Blecha and wife, Janet E. Blecha by Deed dated 4/191977 from Sam Tinnin and wife, Glenda M. Tinnin of record in Book 5138, Page 515, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 648 Gaylemore Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2026 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

Louis J. Blecha by Karen E. Ferris, Attorney in Fact

Janet E. Blecha by Karen E. Ferris, Attorney in Fact

Louis J. Blecha by Karen E. Ferris,
Attorney in Fact

Janet E. Blecha by Karen E. Ferris,
Attorney in Fact

Power of Attorney of record in Instrument Number 202605070041154, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2026, before me personally appeared Karen E. Ferris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Louis J. Blecha and Janet E. Blecha, and who acknowledged that he/she executed the same as the free act and deed of Louis J. Blecha and Janet E. Blecha.

Witness my hand, at office, this 30th day of April, 2026.

Karen B. Heavener
Notary Public

My Commission Expires: 05/03/2027

KAREN B. HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $220,000.00.

Affiant

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

Karen B. Heavener
Notary Public
My Commission Exp: 05/03/2027

KAREN B. HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

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 04/30/2026.

Date

Affiant Signature

04/30/2026
Date

State of Texas
County of Dallas

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

Notary's Signature

My Commission Expires: 7/30/2029
Date

Notary's Seal (if on paper)

