SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1418003 DEEDWARRSP
05/08/2026 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $777.37
20260508-0041672

File No. TN-26-411

STATE OF Texas
COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,100.00

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
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) Juan Carlos Portillo Franco	(NAME) New Owner	052 01 0 163.00
(ADDRESS) 131 Shihmen Court	(ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37013	(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, **Music City Holdings, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Carlos Portillo Franco, an unmarried man**, 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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Milton J. Orgeron, an unmarried man, and Pamela K. Orgeron, an unmarried woman, dated 4/30/2026 **, and recorded on** 5/7/2026 **, of record in Instrument Number** 20260507-0041152 **, in the Register's Office for Davidson County, Tennessee.**

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.

Music City Holdings, LLC, a Texas Limited Liability Company

By: Robert Lively
Robert Lively, Authorized Signatory

STATE OF Michigan
COUNTY OF Macomb

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert Lively, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Signatory of Music City Holdings, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as authorized signatory.

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

Marcy Corzilius
Notary Public

My Commission Expires: 04/12/2032

Notarized online using audio-video communication

Marcy Corzilius
Notary Public, State of Michigan
County of Macomb
My Commission Expires APRIL 12, 2032
Acting in the County of Macomb

#69f377727f9591cbd088526 - BlueNotary

Certificate of Authenticity

I, Jenesia McDougal, 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

Affiant Signature

4/30/2026

Date

State of Texas

County of Dallas

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

Notary's Signature

My Commission Expires: 10-15-2029

Date

Notary's Seal (if on paper)

BRITTANI NQELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380