Karen Johnson Davidson County
Batch# 1421186 DEEDWARR
05/15/2026 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20260515-0043998

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Jessie McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE ____ day of May, 2026

Brittani N. Henderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File No. TN-26-478

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) SAME AS NEW OWNER	133-12-0-289
(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, **Georgia Community Investments LLC, a Georgia Limited Liability Company**, 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:

The following described real estate, Situated in Davidson County, State of Tennessee, to wit:

Being Lot No. 142 on the Plan of Addition to Greenwood Hills, Section 2, as of record in Book 5200, Page 62, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Georgia Community Investments LLC by Substitute Trustee's Deed from U.S. Bank Trust National Association, dated April 27, 2026, and recorded on May 05, 2026, of record in Instrument Number 202605050040564, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 424 Jessie Drive, Nashville, TN 37211.

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 14th day of May, 2026.

Georgia Community Investments LLC, a
Georgia Limited Liability Company

By: _____
Charles Walker, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Charles Walker, 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 Member of Georgia Community Investments LLC, the within named bargainor, a Georgia Limited Liability Company, and that he as such , executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Authorized Member

Witness my hand this 14 day of May, 2026.

_____
NOTARY PUBLIC

My commission expires: 11/2/2026



Certificate of Authenticity

I, Charles Walker, 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 May 14, 2026.

Date

Affiant Signature

5/14/2026

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of May, 2026.

Notary's Signature

My Commission Expires: 11/2/2026

Date

Notary's Seal (if on paper)



Tennessee Certification of Electronic Document

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 5/14/2026 (date of document).

Affiant Signature

5/15/2026
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL

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