WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/11/29

(AFFIX SEAL)

LAUREN LARGENT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

LL-TAN-26-208

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1422072
05/19/2026 01:00:09 PM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20260519-0044995

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Music City Holdings LLC	**Same as New Owner**	
(NAME)	(NAME)	**018-07-0-023.00**
6 Cadillac Dr		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY SHRUM, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 26 on the Plan of Section 1, Connell Estates, of record in Book 2900, Page 15, Register's Office for said County.

Beginning at a point in the Southeasterly margin or Mathes Road at the corner of Lots 25 and 26; thence with the line between said Lots, Southeasterly 159.86 feet to a corner of Lot 27; thence with the line between Lots 26 & 27, Northeasterly 169.45 feet to the Southwesterly margin of Isaac Drive; thence with the margin of said Drive, Northwesterly 126.41 feet to the beginning of a curve; thence around said curve Westerly 39.07 feet to the margin of Mathes Road; thence with the margin of said Road, Southwesterly 114.3 feet to the point of beginning.

Being the same property conveyed to Jerry Shrum, an unmarried man by Administrator Pendente Lite Quitclaim Deed from Alissa Michelle Poss, Administrator Pendente Lite of the Estate of Moline Davis of record in Instrument No. 20250501-0033888 Register's Office for Davidson County, Tennessee, dated April 23, 2025 and recorded on May 01, 2025.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 15, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4292, Page 862, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Isaac Drive, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18th DAY OF MAY, 2026.

Jerry Shrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY SHRUM, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212