Karen Johnson Davidson County
Batch# 1424794 DEEDWARR
05/26/2026 08:43:30 AM 9 pgs
Fees: $48.00 Taxes: $888.00
20260526-0047303

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Texas
County of Dallas

The actual consideration or value, whichever is greater for this transfer is: $240,000

Affiant
Signature

Subscribed and sworn to before me on this the 15th Day of May, 2026.

Notary Public
My Commission expires 6 / 3 / 29

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

NAME AND ADDRESS OF PROPERTY OWNER:
Music City Holdings, LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250
Brentwood, TN 37027

SEND TAX BILLS TO:
Music City Holdings, LLC, a Texas Limited Liability Company
6 Cadillac Drive, Ste 250
Brentwood, TN 37027
MAP AND PARCEL NUMBER: 11907014000

WARRANTY DEED
26NT01058

Effective the 15th Day of May, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stacy Shumaker Blackmore, Nicole Shumaker Nestor, Kara Shumaker Clack (nka Kara Garris), Paula Leigh Crouch Cole, Donna Crouch Swartz (Nka Donna Crouch), Jeffrey Crouch and Crystal Renee Shumaker Wyatt (nka Crystal Renee Goodrich) as residuary devisees under the last will and testament of Don C. Crouch, deceased**

Hereinafter called the GRANTORS, 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 GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:
LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Rosewood Estates, Section One, as of record in Plat Book 4955, Page 29, Register's Office for said County, a plat of record is hereby made for a more complete description of said lot.

Being the same property conveyed to Stacy Shumaker Blackmore, Nicole Shumaker Nestor, Kara Shumaker Clack (nka Kara Garris), Paula Leigh Crouch Cole, Donna Crouch Swartz (Nka Donna Crouch), Jeffrey Crouch and Crystal Renee Shumaker Wyatt (nka Crystal Renee Goodrich) as residuary devisees under the last will and testament of Don C. Crouch, probated in the Davidson county probate court, case no. 25P2179

Being the same property conveyed to Don C. Crouch and wife, Lynn Crouch from Ira Phelps and wife, Edwina Phelps, by Warranty Deed dated 10/05/1988 and recorded 10/11/1988 in Book 7674, page 880, Register's Office of said County. Lynn Crouch died 05/14/2018, leaving Don C. Crouch as surviving tenant by the entirety.

This is an improved property commonly known as: 1 Peachtree Street, Nashville, TN 37210-5019

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the **15** day of **May**, **2026**

Stacy Shumaker DIGITALLY SIGNED 05/14/2026 05:39 PM EDT

Stacy Shumaker Blackmore

State of **TEXAS**)
County of **WILSON**)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stacy Shumaker Blackmore**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Justin Foster DIGITALLY SIGNED 05/14/2026 06:42 PM EDT

Notary Public

My Commission expires: **12/26/2029**

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Online Notary Public
My Commission Expires:
Dec 26, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Nicole Shumaker Nestor

05/14/2026 04:12 PM EDT

Nicole Shumaker Nestor
State of __**TEXAS**__)
County of __**WILSON**__)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nicole Shumaker Nestor**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Justin Foster

05/14/2026 04:15 PM EDT

Notary Public

My Commission expires: ____**12/26/2029**_____

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Online Notary Public
My Commission Expires:
Dec 26, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Kara Shumaker Clack NKA Kara Garris

DIGITALLY SIGNED 05/14/2026 05:57 PM EDT

Kara Shumaker Clack nka Kara Garris
State of **TEXAS**)
County of **WILSON**)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kara Garris** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Justin Foster

DIGITALLY SIGNED 05/14/2026 06:42 PM EDT

Notary Public

My Commission expires: **12/26/2029**

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Online Notary Public
My Commission Expires:
Dec 26, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Paula Leigh Crouch Cole DIGITALLY SIGNED 05/14/2026 07:58 PM EDT

Paula Leigh Crouch Cole
State of **TEXAS**)
County of **WILSON**)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Paula Leigh Crouch Cole,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Justin Foster DIGITALLY SIGNED 05/14/2026 08:01 PM EDT

Notary Public

My Commission expires: **12/26/2029**

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Online Notary Public
My Commission Expires:
Dec 26, 2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Donna Crouch Swartz NKA Donna Crouch DIGITALLY SIGNED 05/14/2026 06:20 PM EDT

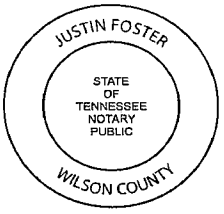
Donna Crouch Swartz nka Donna Crouch
State of **TEXAS**)
County of **WILSON**)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Donna Crouch Swartz NKA Donna Crouch,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Justin Foster DIGITALLY SIGNED 05/14/2026 06:42 PM EDT

Notary Public

My Commission expires: **12/26/2029**



Online Notary Public
My Commission Expires:
Dec 26, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Jeffery Couch

05/14/2026 06:34 PM EDT

Jeffrey Crouch
State of **TEXAS**)
County of **WILSON**)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeffrey Crouch**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Justin Foster

05/14/2026 06:42 PM EDT

Notary Public

My Commission expires: **12/26/2029**

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Online Notary Public
My Commission Expires:
Dec 26, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Crystal Renee Shumaker Wyatt
NKA Crystal Renee Goodrich

DIGITALLY SIGNED 05/14/2026 06:38 PM EDT

Crystal Renee Shumaker Wyatt nka Crystal Renee Goodrich
State of **TEXAS**)
County of **WILSON**)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Crystal Renee Shumaker Wyatt nka Crystal Renee Goodrich**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Justin Foster

DIGITALLY SIGNED 05/14/2026 06:42 PM EDT

Notary Public

My Commission expires: **12/26/2029**

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Online Notary Public
My Commission Expires:
Dec 26, 2029
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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 05/15/2026.

Date

Affiant Signature

05/15/2026

Date

State of Texas

County of Dallas

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

Notary's Signature

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No. 135526240
STATE OF TEXAS