Karen Johnson Davidson County
Batch# 1427828 DEEDWARRSP
06/04/2026 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20260604-0050383

SPECIAL WARRANTY DEED

File No. TN-26-532

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Sharmili Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 7/30/2029
(AFFIX SEAL)

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

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) Price Property Development, LLC	(NAME) SAME AS NEW OWNER	129-14-0A-122-00
(ADDRESS) 708 Northview Circle	(ADDRESS)	
(CITY) (STATE) (ZIP) Lebanon, TN 37087	(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 **Price Property Development, LLC, a Tennessee 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:

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

Land in Davidson County, Tennessee, being Unit No. 1102, of Wessex Towers Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5414, Page 634, amended in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 7473, Page 977, Book 9935, Page 486, Book 10705, Page 777, Instrument No. 20011127-0129399 and Instrument No. 20080624-0065008, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of Wessex Towers Condominium Apartments, of record in Book 5200, Pages 142 and 143, said Register's Office, for more complete identification and description of such Unit.

Being the same property conveyed to Jan D. Goddard, a single woman, by Warranty Deed from Billy Keith Perryman, unmarried, dated 06/21/2023 and recorded 06/26/2023, in Instrument No. 20230626-0048242, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 6666 Brookmont Terrace, Apt 1102, Nashville, TN 37205.

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 28th day of May, 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 28th day of May, 2026.

Marcy Corzilius
Notary Public

My Commission Expires: 04/12/2032

Notarized online using audio-video communication technology

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

#6a186dd81802d2c11e09c66b - BlueNotary

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 5/28/2026.

Date

Sharmili Pandit

Affiant Signature

5/28/2026

Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 28th day of May, 2026.

Notary's Signature

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

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)