Karen Johnson Davidson County
Batch# 1433713 DEEDWARR
06/16/2026 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260616-0054428

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Sharmili Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/30/2029
File No. 26-25994

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Holdings LLC (NAME)	Same as New Owner (NAME)	147-05-0-011.00
6 Cadillac Drive, STE 205 (STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael L. Underhill, Executor of The Estate of Helen Underhill**, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 552 on the Plan of Section Fourteen, Caldwell Hall, of record in Plat Book 3300, Page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Helen Underhill, an unmarried person, by Warranty Deed from Joseph M. Scutella, an unmarried person, dated April 4, 2013 and recorded April 9, 2013 in Instrument No. 20130409-0035150, Register's Office for Davidson County, Tennessee.

The said Helen Underhill, also known as Helen Marie Craig Underhill, having since died testate on February 14, 2026. Pursuant to the Last Will and Testament probated in Case Number 26P-587, in the Probate Court for Davidson County, Tennessee, Michael Leonard Underhill is appointed Executor and is appointed to sell subject property. Michael L. Underhill, Michael Underhill, Michael Leonard Underhill are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 352 Blackman Road, Nashville, TN 37211.

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. Whenever 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 11th day of June, 2026.

The Estate of Helen Underhill

By: _____ EXECUTOR
Michael L. Underhill, Executor

STATE OF Tennessee
COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michael L. Underhill, Executor of The Estate of Helen Underhill, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of June, 2026.

_____
Notary Public

PRESTON D. MATTHEWS

PRESTON D. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 5/21/29

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 06/11/2026.

Date

Sharmili Pandit

Affiant Signature

06/11/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 11th day of June, 2026.

Notary's Signature

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)

