Karen Johnson Davidson County
Batch# 1437246 DEEDWARR
06/23/2026 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260623-0056478

WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 09-27-2029

(AFFIX SEAL)

NOTARY PUBLIC
Alexia Aguinaga
Exp. 09/27/2029
ID No. 135534132
STATE OF TEXAS

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Holdings, LLC, a Texas Limited Liability Company	Music City Holdings, LLC, a Texas Limited Liability Company	120-00-0-137.00
(NAME)	(NAME)	
6 Cadillac Drive, Suite 250	6 Cadillac Drive, Suite 250	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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 considerations, the receipt of which is hereby acknowledged, I/we The William T. Fisher Revocable Trust created June 8, 2022, hereinafter called the GRANTOR(S), has/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(S), his/her/their 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. 2, on the Plan of Three Oaks Subdivision, Section One, as shown on plat of record in Plat Book 6050, Page 297, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to William T. Fisher and wife, Deloris M. Fisher by Warranty Deed from H. C. Ellis and wife, Annie W. Ellis, dated 04/24/1975, of record in Book 4908, Page 157, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William T. Fisher, Sr. by Quitclaim Deed from Deloris M. Fisher, dated 02/23/1989, of record in Book 7840, Page 937, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William T. Fisher, Trustee of the William T. Fisher Revocable Trust, created June 8, 2022 by Quitclaim Deed from William T. Fisher, Sr., dated 06/08/2022, of record in Instrument No. 20220622-0070767, Register's Office for Davidson County, Tennessee.

The said William T. Fisher died on 12/15/2025, and Teresa A. Fisher, appointed as Successor Trustee, as evidenced in Probate and Certification of Trust, Case No. 26P107, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3482 McGavock Pike, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 17th day of June, 2026.

William T. Fisher Revocable Trust created June 8, 2022

By: Teresa A. Fisher, Trustee

Teresa A. Fisher, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Teresa A. Fisher, Trustee of the William T. Fisher Revocable Trust, created June 8, 2022 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 17th day of June, 2026.

Notary Public:

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

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 06/17/2026.

Date

Affiant Signature

06/17/2026
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 17 day of JUNE, 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