Karen Johnson Davidson County
Batch# 1437288 DEEDWARR
06/23/2026 12:44:30 PM 5 pgs
Fees: $28.00 Taxes: $825.10
20260623-0056529

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $223,000.00.

Affiant

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn before me this the 18th day of June, 2026.

Notary Public
My commission expires: 6/16/29

WARRANTY DEED

Address of New Owner:
Music City Holdings LLC
120 Stirton Road
Nashville, TN 37210

Send Tax Bill to:
Music City Holdings, LLC
6 Cadillac DR #250
Brentwood, TN 37027

Tax Information:
119-03-0 046.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELISSA ELAINE PHILLIPS, A SINGLE WOMAN AND JAMES LEONARD PIERCE, A SINGLE MAN AND TERESA LYNN REY, A MARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MUSIC CITY HOLDINGS LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 17 on the Plan of Crescent Heights, of record in Plat Book 2331, Page 106, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul Gregory Gunn and wife, Joyce Elaine Gunn, by deed dated 03/26/1997, from Dorothy M. Barnes, unmarried, of record in Book 10408, page 272, Register's Office for said County.

The said Paul Gregory Gunn having since died on or about 07/31/2018, leaving Joyce Elaine Gunn as the surviving tenant by the entirety.

The said Joyce Elaine Gunn having since died intestate on 03/28/2026; see Affidavit of Heirship of record in Instrument No. 20260415-0030893, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 120 Stirton Road, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 18th day of June, 2026.

Melissa Elaine Phillips

Melissa Elaine Phillips

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melissa Elaine Phillips, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2026.

My commission expires: 06-07-27

Notary Public

Notary Public State of Florida
Anthony Wilkes
My Commission HH 407641
Expires 6/7/2027

Teresa Lynn Rey

Teresa Lynn Rey

STATE OF ~~TENNESSEE~~ Oklahoma
COUNTY OF ~~DAVIDSON~~ Oklahoma

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teresa Lynn Rey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2026.

My commission expires:
11/04/2028

Candice J Peterson

Notary Public

CANDICE J PETERSON
Notary Public, State of Oklahoma
Commission # 20013620
My Commission Expires 11-04-2028

James Leonard Pierce

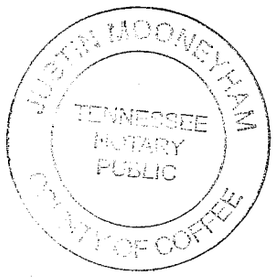
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Leonard Pierce, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2026.

My commission expires: 4/17/28

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 06/18/2026 (date of document).

Affiant Signature

6/23/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

