Karen Johnson Davidson County
Batch# 1437586 DEEDWARRSP
06/24/2026 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260624-0056975

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 17th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

File No. TN-26-600

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) Moussa Enterprises LLC, Anderow Moussa, Kerolos Adly, Beshoy Adly, and Ali Chalabi	(NAME) SAME AS NEW OWNER	120-00-0-137
(ADDRESS) 2324 Pathfinder Drive	(ADDRESS)	
(CITY) (STATE) (ZIP) Murfreesboro, TN 37127	(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 **Moussa Enterprises LLC, a Tennessee Limited Liability Company, Anderow Moussa, a** Single **man, Kerolos Adly, a** Single **man, Beshoy Adly, A** Single **man, and Ali Chalabi, a** Single **man**, 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:

Land in Davidson County, Tennessee, being part of Lot No. 1 in the subdivision of Lot No 4. on the Map of the Ensley Lands, as of record in Plan Book 2, page 70, Chancery Court at Nashville.

Beginning at a point 120 feet as measured along the easterly margin of McGavock Pike from an iron pin in the northwest corner of a tract conveyed to Malcolm Barrett and a corner in the original deed to H.C. Ellis in book 1404, page 353, and said corner being next to Seven Oaks Park; thence South 86 degrees 15 minutes East 160.0 feet to an iron pin; thence South 1 degree 45 minutes West 100.5 feet to a point; thence North 86 degrees 15 minutes West 160.5 feet to a point in the easterly margin of McGavock Pike; thence with the easterly margin of same North 2 degrees 15 minutes East 100.0 feet to the point of beginning.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from The William T. Fisher Revocable Trust, created June 8, 2022, dated 06/17/2026 **, and recorded on** 06/23/2026 **, of record in Instrument Number** 20260623-0056478 **, in the Register's Office for Davidson County, Tennessee.**

This is property more commonly known as 3482 McGavock Pike, Nashville, TN 37217.

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 17 day of June, 2026.

Music City Holdings, LLC, a Texas Limited Liability Company

By: _____
Robert Lively, Authorized Signatory

STATE OF Tennessee
COUNTY OF ~~Ex~~ Williamson

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 17 day of June, 2026.

D. Hardwick

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Notary Public

My Commission Expires: 03/09/2027

Certificate of Authenticity

I, Mario Munoz, 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 6/17/26.

Date

Affiant Signature

6/17/26

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 17th day of June, 2026.

Notary's Signature

My Commission Expires: 09/27/29

Date

Notary's Seal (if on paper)

