Karen Johnson Davidson County
Batch# 1442964 DEEDWARR
07/07/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20260707-0061134

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES: 7/30/29
(AFFIX SEAL)

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

File No. TN-26-611

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) Music City Holdings, LLC	(NAME) SAME AS NEW OWNER	070 01 0 002.00
(ADDRESS) 6 Cadillac Drive, # 250	(ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(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, **Timmy Bufford, a** unmarried **man,** HEREINAFTER CALLED THE GRANTOR, 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, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 10 on the plan of Treppard Heights, Section No. 7, of record in Book 2900, Page 13, Registers Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 80.0 feet on the westerly margin of Pheasant Drive and extends back 320.1 feet on the northerly line and 344.7 feet on the southerly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Timmy Bufford, by deed from Cutina Ivey, Donsara Smith, Timmy Bufford, heirs of Shirley Miller, dated 04/04/2025 and recorded 04/14/2025 in Instrument Number 20250414-0028192, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 3927 Pheasant Drive, Nashville, TN 37218.

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 30th day of June, 2026.

Timmy Bufford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Timmy Bufford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June, 2026.

NOTARY PUBLIC
My Commission Expires: 05/20/2028

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Certificate of Authenticity

I, Mario Mercado, 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 6/30/26.

Date

Affiant Signature

6/30/26
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 30th day of June, 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)