Karen Johnson Davidson County
Batch# 1445864 DEEDWARR
07/14/2026 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260714-0063382

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 7/30/2029
(AFFIX SEAL)

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

File No. EM-26-3107

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

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	129-02-0-035
(NAME)	(NAME)	
6 Cadillac Drive, Ste 250	6 Cadillac Drive, Ste 250	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Rebecca D. Tidman, an unmarried woman**, 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:

Certain property in Davidson County, Tennessee,

Being Lot Number 944 and the northwesterly part of Reserved Parcel "A" on the plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, Page 111, Register's Office for said County, being described separately as Tract Number 1 and Tract Number 2, as follows: Tract Number 1: Being Lot Number 944 on the Plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, Page 111, Register's Office for said County. Said Lot Number 944 fronts 146 feet on the northeasterly side of Baskin Drive and runs back 386 feet on the northwesterly line and 338 feet on the southeasterly line, to a dead line in the rear on which it measures 205 feet. Tract Number 2: Being the northwesterly part of Reserved Parcel "A" on the Plan of West Meade Farms, Inc., Section 12, as of record in Book 2331, Page 111, Register's Office for said County, as follows: Beginning in the northeasterly margin of Baskin Drive at the common front corner of Lot Number 944 and said Reserved Parcel A; thence the southeasterly line of Lot Number 944, North 48 Degrees, 15' East 338 feet to a point; thence South 24 degrees, 12 minutes East 80 feet to a point; thence South 49 degrees 36 minutes West 319.7 feet to the northeasterly margin of Baskin Drive; thence along said drive in a northwesterly direction 66.2 feet to the beginning.

Being the same property conveyed to Rebecca D. Tidman, by deed from J. Haskell Tidman, Jr., dated 06/26/2023 and recorded 06/27/2023 in Instrument Number 20230627-0048986, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 208 Baskin Drive, Nashville, TN 37205.

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 9th day of July, 2026.

Rebecca D. Tidman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of July, 2026, before me personally appeared Rebecca D. Tidman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2026.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires: 3/4/2028

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 7/9/26.

Date

Affiant Signature

7/9/26

Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 9th day of July, 2026.

Notary's Signature

My Commission Expires: 12/18/28

Date

Notary's Seal (if on paper)

ADAM MANFREDI
Notary ID #135206774
My Commission Expires
December 18, 2028