202607160064172

Karen Johnson Davidson County
Batch# 1447774 DEEDWARRSP
07/16/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,686.20
20260716-0064172

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $726,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/18/28
(AFFIX SEAL)

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

File No. TN-26-676

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) Altavista Build Group LLC	(NAME) SAME AS NEW OWNER	129 02 0 035.00
(ADDRESS) 114 Kilgore Trce	(ADDRESS)	
(CITY) (STATE) (ZIP) Cross Plains, TN 37049	(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 **Altavista Build Group LLC, a Tennessee 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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Rebecca D. Tidman, an unmarried woman, dated 7/9/2026 and recorded 7/14/2026 in Instrument Number 20260714-0063382, 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.

Music City Holdings, LLC, a Texas Limited Liability Company

By: Robert Lively
Robert Lively, Authorized Signatory

STATE OF Michigan
COUNTY OF Macomb

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 9th day of July, 2026.

Marcy Corzilius
Notary Public

My Commission Expires: 04/12/2032

Notarized online using audio-video communication technology

Marcy Corzilius
Notary Public, State of Michigan
County of Macomb
My Commission Expires APRIL 12, 2032
Acting in the County of Macomb

#6a4fbacc46f26eab18ba69fe - BlueNotary

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