AFTER RECORDING RETURN TO:
Music City Holdings, LLC
6 Cadillac Drive
Brentwood, TN 37027
File No. TN-26-680

Karen Johnson Davidson County
Batch# 1448969 DEEDWARR
07/20/2026 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $555.00
20260720-0065060

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 108-07-0B-097-00

TRUSTEE'S DEED

THIS DEED made and entered into on this 13 day of July, 2026, by and between **Michael L. Taylor, as Trustee of the Michael Taylor Family Trust, dated June 21, 2023,** residing at 5041 Meta Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Music City Holdings, LLC,** located at 6 Cadillac Drive, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 328 Timberway Circle, Nashville, TN 37214

Prior instrument reference: Instrument No. 20230713-0053722, Recorded: 7/13/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 13 day of July, 2026.

TRUSTEE

Michael L. Taylor, as Trustee of the Michael Taylor Family Trust

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Michael L. Taylor, as Trustee of the Michael Taylor Family Trust**, the within named Grantor, 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 seal, at office in Davidson County, TN, this 13 day of July, 2026.

Notary Public

My Commission expires: 05/08/2029

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

The real property in Davidson County, State of Tennessee, and more particularly described as follows:

Certain interest in land in Davidson County, Tennessee, described as Unit No. 97-J of Timber Lake Condominium created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominium as set forth in Exhibit "A-2" of said master Deed for a more complete identification and description of such unit.

Parcel ID: 108-07-0B-097-00

Property commonly known as: 328 Timberway Circle, Nashville, TN 37214

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $150,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

MT, TRUSTEE

Affiant

Print Name: MICHAEL TAYLOR, **TRUSTEE**

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 13 day of July, 2026.

Notary Public
My Commission Expires: 05/08/2029

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Music City Holdings, LLC
6 Cadillac Drive
Brentwood, TN 37027

Name and address of property owner:

Music City Holdings, LLC
6 Cadillac Drive
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, MICHAEL TAYLOR TRUSTEE, 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 JULY 13, 2026 (date of document).

MICHAEL TAYLOR, TRUSTEE
Affiant Signature

07/13/2026
Date

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 13 day of July, 2026.

Notary's Signature

My Commission Expires: 05/08/2029

NOTARY'S SEAL

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON