Karen Johnson Davidson County
Batch# 1451723 DEEDWARR
07/27/2026 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,261.70
20260727-0067959

Name and Address of New Owner:
Music City Holdings, LLC,
a Texas Limited Liability Company
6 Cacillac Drive, Ste 250
Brentwood, TN 37027

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-264

Map & Parcel No: 072 04 0 222.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $341,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~WILLIAMSON~~ DALLAS

Sworn to and subscribed before me this 15TH day of July, 2026.

Notary Signature
My commission expires: 7/30, 2029

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary M. Davis, unmarried, and Todd Eric Kelly, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings, LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being land in Davidson County, Tennessee, being Lot No. 35 of Block "A" on the Plan of INGLEWOOD GOLF CLUB ESTATES, of record in Plat Book 843, Page 98, Register's Office for said County, and a part of Lot No. 23, Block "A", on the Plat of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for said County. Said Lot No. 35 and part of said Lot No. 23 is described according to a survey made by Cantrell and Connell, Engineers, on April 3, 1951, as follows:

Beginning in the center of Williams Ferry Road (or McGavock Pike), at the southwest corner of said Lot No. 35; thence with the westerly line of said lot No. 35, as extended, 247 feet, more or less, to a point; thence North 57 deg. East 60 feet to a point; thence southeasterly with the east line of Lot No. 35, and an extension thereof, 250 feet, more or less, to a center line of Williams Ferry Road; thence with the center line of said Williams Ferry Road, southwest 60 feet to the point of beginning.

Being the same property conveyed to Mary M. Davis and Todd Eric Kelly, by Warranty Deed from Joseph Edward Capps, by and through Edward E. Capps, Attorney in Fact and wife, Lisa A. Capps, by and through Edward E. Capps, Attorney in Fact, of record in Book 10001, Page 658, in the Register's Office of Davidson County, Tennessee, dated March 29, 1996, and recorded on April 03, 1996.

This property more commonly known as 1527 McGavock Pike, Nashville, TN 37216

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A § 26-2-301, et seq., or other similar statute.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13 day of July, 2026.

Todd Eric Kelly (SEAL)

STATE OF TENNESSEE / Louisiana
COUNTY OF Lafayette

On this 13 day of July, 2026, before me personally appeared Todd Eric Kelly, 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 13 day of July, 2026.

OFFICIAL SEAL
ZAVIER JONES
NOTARY ID # 201952
STATE OF LOUISIANA
PARISH OF LAFAYETTE
My Commission is for Life

Notary Signature
My commission expires: at my death

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13 day of July, 2026.

Mary M. Davis (SEAL)
Mary M. Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of July, 2026, before me personally appeared Mary M Davis, 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 13 day of July, 2026.

Notary Signature
My commission expires:
10/5/2027

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

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 July 13, 2026 (date of document).

Affiant Signature

7/13/26
Date

STATE OF Texas
COUNTY OF Dallas

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

Notary's Signature

My Commission Expires: 7/30/2028

NOTARY'S SEAL

