Karen Johnson Davidson County
Batch# 1452328 DEEDWARRSP
07/29/2026 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260729-0069432

SPECIAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF DALLAS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 20TH day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 6/3/29
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Avalon Hallelujah Morgan-Nichols
EXP. 6/3/2029
ID No. 135517853

File No. TN-26-654

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 NUMBER
(NAME) Brown's Property Holdings, LLC	(NAME) SAME AS NEW OWNER	072-04-0-222
(ADDRESS) 713 Crestview Drive	(ADDRESS)	
(CITY) (STATE) (ZIP) Madison, AL 35758	(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 **Brown's Property Holdings, LLC, an Alabama 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 property in the County of Davidson, State of TN, to-wit:

Being land in Davidson County, Tennessee, being Lot No. 35 of Block "A" on the Plan of Inglewood Golf Club Estates, of record in 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 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 degrees 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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Mary M. Davis and Todd Eric Kelly, dated 6/13/2026, and recorded on 7/27/2026, of record in Instrument No. 20260727-0067959, Register's Office for Davidson County, Tennessee.

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

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 20 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 20 day of July, 2026.

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

#6a5e34d1c12d3fdb3290ac70 - BlueNotary

Marcy Corzilius
Notary Public

My Commission Expires: 04/12/2032

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 7/20/26.

Date

Affiant Signature

7/20/26
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 20th day of July, 2026.

Notary's Signature

My Commission Expires: 6/3/29
Date

Notary's Seal (if on paper)

