Karen Johnson Davidson County
Batch# 1452545 DEEDWARR
07/29/2026 01:42:30 PM 5 pgs
Fees: $28.00 Taxes: $814.00
20260729-0069857

Verus Title Inc
22820-124-TN-MS

After recording return to:
Music City Holdings LLC
6 Cadillac Drive, Suite 250
Brentwood, TN 37027
File No. TDF-74725

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

Map & No.: 050 11 065.00

WARRANTY DEED

THIS INDENTURE made and entered into on this **20th day of July, 2026**, by and between **Jenkins Homebuyers LLC, a Tennessee limited liability company,** with an address of 1108 McKennie Avenue, #125, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Music City Holdings LLC,** with an address of 6 Cadillac Drive, Suite 250, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00), 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(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3704 & 3706 Brickmont Drive, Nashville, TN 37207

Being the same property conveyed to Jenkins Homebuyers LLC, a Tennessee limited liability company from Christopher Lynn Atwell, as to his 30% interest, and Cheryl B. Atwell, as to her 70% interest, as tenants in common in a Warranty Deed dated July 20, 20206 and recorded July 24, 2026 under 20260724-0067421 in the Register's Office of Davidson County, Tennessee.

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 and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jenkins Homebuyers LLC, a Tennessee limited liability company

By: Sam Jenkins
Name: **Sam Jenkins**
Title: **Authorized Signer**

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public, of the State and County mentioned, personally appeared Sam Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signer of Jenkins Homebuyers LLC, a Tennessee limited liability company, the within named Grantor and that such Authorized Signer executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in State of Florida, this 20th day of July, 2026.

Nancy M Metallo
Notary Public Nancy M Metallo

NANCY M METALLO
Notary Public - State of Florida
Commission # HH 499102
Expires on May 21, 2028

My Commission expires: 05/21/2028

Produced Identification: DRIVER LICENSE
Notarized remotely online using communication technology via Proof.

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

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 $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Kathleen Heenan

STATE OF Texas
COUNTY OF Harris

Sworn to and subscribed before me this 23rd day of July, 2024

Notary's Signature

My Commission Expires: 12-19-2029

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

Music City Holdings LLC
5000 Riverside Drive, Suite 5-100W
Irving, TX 75039

KAYLEE BAKER
Notary Public, State of Texas
Comm. Expires 12-19-2029
Notary ID 133352940

Name and address of property owner:

Music City Holdings LLC
5000 Riverside Drive, Suite 5-100W
Irving, TX 75039

Tennessee Certification of Electronic Document

I, Kathleen Heenan, 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 20, 2026 (date of document).

Affiant Signature

7/23/26
Date

STATE OF Texas
COUNTY OF Travis

Sworn to and subscribed before me this 23rd day of July, 2026

Kaylee Baker
Notary's Signature

My Commission Expires: 12-19-2029

KAYLEE BAKER
Notary Public, State of Texas
Comm. Expires 12-19-2029
Notary ID 133352940

EXHIBIT "A"
LEGAL DESCRIPTION

The following described tracts or parcels of land, lying and being of Davidson County Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Village by The Creek, Section Four, as of record in Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

This conveyance is subject to all matters shown on a plat of record in Plat Book 6250, Page 89 in the Register's Office for Davidson County, Tennessee.

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