# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5.16.29

(AFFIX SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson
Batch # 1462959
08/24/2026 03:41:02 PM
Fees: $23.00 Taxes: $1,091.50

Davidson County
DEEDWARR
4 pgs

20260824-0078433

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Music City Holdings LLC** | **Same as New Owner** | |
| (NAME) | (NAME) | **073-07-0-119.00** |
| **6 Cadillac Dr** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARRELL LEE HAMAR REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 303 on the Plan of Section Two, Sunset View, as of record in Book 2663, page 52, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Donna Hill Drive at the corner of Lot Nos. 302 and 303; thence with the line between said lots, northerly 130 feet to a point; thence westerly 151.12 feet to a point in the easterly margin of Melbourne Drive; thence with the margin of the same, southerly 133.23 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.42 feet to the north margin of Donna Hill Drive; thence with the margin the same, easterly 140 feet to the point of beginning.

Being the same property conveyed to Darrell Lee Hamar, Trustee of the Darrell Lee Hamar Revocable Living Trust by Warranty Deed from Darrell L Hamar of record in Instrument No. 20170512-0047390 Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 12, 2017.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2801 Donna Hill Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th DAY OF AUGUST, 2026.

Darrell Lee Hamar Revocable Living Trust

BY: _____
Charles Lee Hamar
Co-Successor Trustee

BY: _____
G Brent Hamar
Co-Successor Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES LEE HAMAR, CO-SUCCESSOR TRUSTEE of DARRELL LEE HAMAR REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of August, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G BRENT HAMAR, CO-SUCCESSOR TRUSTEE of DARRELL LEE HAMAR REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of August, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Witness my/our hand(s) this the 20 DAY OF AUGUST, 2026.

Darrell Lee Hamar Revocable Living Trust

BY:_____
Charles Lee Hamar
Co-Successor Trustee

BY: G. Brent Hamar
G Brent Hamar
Co-Successor Trustee

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES LEE HAMAR, CO-SUCCESSOR TRUSTEE of DARRELL LEE HAMAR REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of August, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G BRENT HAMAR, CO-SUCCESSOR TRUSTEE of DARRELL LEE HAMAR REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of August, 2026.

_____
Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Logan Bell, 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 Aug 20, 2026 (date of document).

Affiant Signature

Date 8-20-2026

State of TENNESSEE

County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 5.12.29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY