AFTER RECORDING RETURN TO:
Spartan Title, LLC
5080 Spectrum Drive
Ste #1010W
Addison, TX 75001
File No. 25-4302

Karen Johnson Davidson County
Batch# 1464920 DEEDWARR
08/27/2026 01:44:30 PM 5 pgs
Fees: $28.00 Taxes: $610.50
20260827-0079692

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

Tax ID No.: 136 10 0A 011.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 25 **day of** August, 2026 by and between **MUSIC CITY HOLDINGS LLC,** located at 4600 Fuller Drive, ste 200, Irving, TX 75038, hereinafter referred to as Grantor(s) and **MINA NASIM, a married man,** residing at 4033 ALICIA LN, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Sixty-Five Thousand and 00/100 ($165,000.00) Dollars, 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: 2820 Lake Forest Drive, Nashville, TN 37217

Being the same property conveyed to **MUSIC CITY HOLDINGS LLC** from Malcolm Brian Ott, unmarried, a 1/2 undivided interest, and Brad Ott A/K/A Brad Calder Ott, unmarried, a 1/2 undivided interest in a Warranty Deed dated 08/25/2025 and recorded 08/14/2026 under 20260814-0076013 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.

MUSIC CITY HOLDINGS LLC

Name: **ROBERT LIVELY**
Title: **Authorized Signatory**

STATE OF TN
COUNTY OF Williamson

Before me, Robert Lively, a Notary Public, of the State and County mentioned, 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 such person to be Authorized Signatory (insert title) of MUSIC CITY HOLDINGS LLC, the within named Grantor and that such Authorized Signatory (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Brentwood, this 25th day of August, 2025.

Notary Public

My Commission expires: 11/8/28

SAMUEL SKARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

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

Tennessee Certification of Electronic Document

I, Lauren Nelson, 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 August 25, 2025 (date of document).

Affiant Signature

August 13, 2026
Date

STATE OF Texas
COUNTY OF Dallas

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

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL

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 $165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Lauren Nelson

STATE OF Texas
COUNTY OF Dallas

Sworn to before me this 13 **day of** August, 2026.

Notary Public
My Commission Expires: 10-15-2029

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

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

MINA NASIM
4033 ALICIA LN
ANTIOCH, TN 37013

Name and address of property owner:

MINA NASIM
4033 ALICIA LN
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

The following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit 63, in a Horizontal Property Regime as shown on the condominium site plan, Section Two, Priest Lake Forest, as of record in Plat Book 5800, Page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company, by Warranty Deed from Malcolm Brian Ott and Brad Calder Ott, dated 08/25/2025 and recorded on 08/14/2026 in Instrument No. 20260814-0076013, Register's Office for Davidson County, Tennessee.

Commonly Known As: 2820 Lake Forest Drive, Nashville, TN 37217

Parcel ID: 136 10 0A 011.00