Karen Johnson Davidson County
Batch# 1465662 DEEDWARR
09/01/2026 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20260901-0080720

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 29 day of August, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/29

(AFFIX SEAL)

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

File No. TN-26-822

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services LLC
20 East 5th Street, Suite 630, Tulsa, OK 74103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBER
(NAME) Music City Holdings, LLC	(NAME) Music City Holdings, LLC	149-02-0B-002-00
(ADDRESS) 6 Cadillac Drive, # 250	(ADDRESS) 6 Cadillac Drive, # 250	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP) Brentwood, TN 37027	

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, **Luis Alvarez, a widower and unremarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Holdings, LLC, a Texas 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:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Pages 92-94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.
Said Lot No. 61 fronts 68.23 feet on the northwesterly margin of Piccadilly Row and extends back 83.24 feet on the northeasterly line and 151.57 feet on the southwesterly line to a dead line in the rear, measuring 96.56 feet thereon.

Being the same property conveyed to Luis Alvarez, married, by Warranty deed from Brian Allen Joiner, dated 01/04/2002 and recorded 01/10/2002 in Instrument Number 20020110-0003832, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 685 Piccadilly Row, Antioch, TN 37013.

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 24 day of August, 2026.

Luis Alvarez by Evan Alvarez His Atf

Luis Alvarez by
Evan Alvarez, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Evan Alvarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for Luis Alvarez, and that this instrument was executed on behalf of the said Luis Alvarez for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 24th day of August, 2026.

Rhonda M Lusk

Notary Signature
My commission expires: 12/2/28



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 8/24/26.

Date

Affiant Signature

8/24/26
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 24th day of August, 2026.

Notary's Signature

My Commission Expires: 6/3/29
Date

Notary's Seal (if on paper)

