Karen Johnson Davidson County
Batch# 1467100 DEEDWARR
09/02/2026 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20260902-0081345

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3393

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of August, 2026

Notary Public

Commission Expires: 6/3/29

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Holdings, LLC 6 Cadillac Drive, Ste 250 Brentwood, TN 37027	Music City Holdings, LLC 6 Cadillac Drive, Ste 250 Brentwood, TN 37027	082-08-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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,

Anna Marie Webb, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the South 40 feet of the East 150 feet of Lot No. 1, Block "B", on the plan of the Re-subdivision of Block "A" and "B", on the Bransford Realty Company's Subdivision of the McWhorter Tract and the Love Ferrin Tract, as of record in Book 421, Page 114, Register's Office of said County. Said part of Lot No. 1 fronts 40 feet on the westerly side of Fite Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronald B. Webb Sr., and wife, Anna Marie Webb by Warranty Deed from Ardell Groves and wife, Kiyoko Groves, dated July 19, 1996 and recorded July 23, 1996 in Book 10128, Page 897, Register's Office of Davidson County, Tennessee.

Ronald B. Webb Sr., having become deceased on or about May 5, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 700 Neill Avenue, Nashville, TN 37206

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 so 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.

Dated this the 17th day of August, 2026.

Anna Marie Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2026, before me personally appeared Anna Marie Webb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of August, 2026.

Notary Signature
My commission expires: 2-2-2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/02/2030
WILLIAMSON COUNTY

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 8/17/26.

Date

Affiant Signature

8/17/26
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 17th day of August, 2026.

Notary's Signature

My Commission Expires: 6/3/29
Date

Notary's Seal (if on paper)

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