Karen Johnson Davidson County
Batch# 1468653 DEEDWARRSP
09/04/2026 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260904-0082231

SPECIAL WARRANTY DEED

STATE OF TEXAS
COUNTY OF DALLAS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 26th day of August, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/18/28

(AFFIX SEAL)

ADAM MANFREDI
Notary ID #135206774
My Commission Expires
December 18, 2028

File No. TN-26-801

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SENT TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) Dived Labib and Abram Agaiby	(NAME) Dived Labib and Abram Agaiby	073-07-0-119
(ADDRESS) 4457 Benchmark Drive	(ADDRESS) 4457 Benchmark Drive	
(CITY) (STATE) (ZIP) Nashville, TN 37013	(CITY) (STATE) (ZIP) Nashville, TN 37013	

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, **Music City Holdings, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dived Labib, an unmarried man, and Abram Agaiby, a married man**, 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:

The following described property in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 303 on the Plan of Section Two, Sunset View, as of record in Plat 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 **Music City Holdings, LLC, a Texas Limited Liability Company**, by Warranty Deed from Charles Lee Hamar and G Brent Hamar Co-Trustees of the Darrell Lee Hamar Revocable Living Trust, dated 08/20/2026 and recorded on 08/24/2026, in Instrument Number 20260824-0078433, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 2801 Donna Hill Drive, Nashville, TN 37214.

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 20 day of August, 2026.

Music City Holdings, LLC, a Texas Limited Liability Company

By: Robert Lively
Robert Lively, Authorized Signatory

STATE OF Michigan
COUNTY OF Macomb

Before me, the undersigned, a Notary Public of the state and county aforesaid, 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 himself to be the Authorized Signatory of Music City Holdings, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as authorized signatory.

Witness my hand this 20 day of August, 2026.

Notarized online using audio-video communication technology

Marcy L Corzilius
Notary Public, State of Michigan
County of Macomb
My Commission Expires APRIL 12, 2032
Acting in the County of Macomb

#6a86fefc809cfb0f75e72208 - BlueNotary

Marcy L. Corzilius
Notary Public

My Commission Expires: 04/12/2032

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 8/20/26.

Date

Affiant Signature

8/20/26
Date

State of Texas
County of Dallas

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

Notary's Signature

My Commission Expires: 12/18/28
Date

Notary's Seal (if on paper)

ADAM MANFREDI
Notary ID #135206774
My Commission Expires
December 18, 2028