Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~RUTHERFORD~~ Dallas

The actual consideration or value, whichever is greater, for this transfer is $ 273,000.00.

Affiant

Subscribed and Sworn before me this 15th day of September, 2026.

Notary Public
My commission expires: 6/3/29

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

Karen Johnson Davidson County
Batch# 1475536 DEEDWARR
09/21/2026 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20260921-0087584

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Music City Holdings LLC 6 Cadillac Drive, Ste 250 Brentwood, TN 37027	New Owner	033-11-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Leslie Garcia, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Music City Holdings LLC, a Texas Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot 245 on the Plan of Primrose Acres, Section 3, of record in Book 2900, page 71, Register's Office for said County.

Said Lot No. 245 front 140 feet on the southeasterly side of Hamblen Drive and extends back 256.3 feet on the northeasterly line and 206.6 feet on the southwesterly line to a dead line, measuring 148 feet thereon.

Being the same property conveyed to Carols A. Garcia, then identified as a married person currently unmarried, by deed from John L. Gregory et ux. Christine Gregory, dated October 22, 2003 and recorded October 28, 2003, of record by instrument number 20031028-0158454, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leslie Garcia by Tennessee Quit Claim Deed from Carlos Garcia, unmarried, dated January 23, 2019 and recorded February 19, 2019 as Instrument #20190219-0014431 in the Register's Office of Davidson County, Tennessee.

This is [ ] improved [ ] unimproved property known as 806 Hamblen Dr, Madison, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 15th day of September, 2026.

Lelei Garcia
Leslie Garcia

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson U.A.

On this 15th day of September, 2026, before me personally appeared Leslie Garcia, 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 15th day of September, 2026.

Notary Signature
My commission expires: May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Amellia. D N, 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 9/15/2026.

Date

Affiant Signature

9/15th/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 15th day of September, 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.135517653
STATE OF TEXAS