Karen Johnson Davidson County
Batch# 1476341 DEEDWARRSP
09/22/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.22
20260922-0087865

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,005.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 15th day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/29

(AFFIX SEAL)

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

File No. TN-26-937

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 NUMBER(S)
(NAME) VRST Properties LLC	(NAME) VRST Properties LLC	033-11-0-054
(ADDRESS) 742 Rowan Drive	(ADDRESS) 742 Rowan Drive	
(CITY) (STATE) (ZIP) Nashville, TN 37207	(CITY) (STATE) (ZIP) Nashville, TN 37207	

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 **VRST Properties LLC, a Tennessee 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:

The following described real estate, situated in Davidson County, Tennessee, to-wit:

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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Leslie Garcia, dated 09/15/2026, recorded 09/21/2026, of recorded in Instrument No. 20260921-0087584, of the Public Records of Davidson County, Tennessee.

This is property more commonly known as 806 Hamblen Drive, Madison, TN 37115.

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 15 day of September, 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 15 day of September, 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

#6aa988395d25d4037248b92e - BlueNotary

Marcy L. Corzilius
Notary Public

My Commission Expires: 04/12/2032

Certificate of Authenticity

I, Amelia · DN, 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 9/15/26.

Date

Affiant Signature

9/15/26
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 15th day of September, 20 26.

Notary's Signature

My Commission Expires: 6/3/29
Date

Notary's Seal (if on paper)

