WARRANTY DEED

Karen Johnson Davidson County
Batch# 1479191 DEEDWARR
10/01/2026 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20261001-0090654

File No. TN-26-933

STATE OF Texas

COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/29

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Avalon Malikiya Morgan-Nichols
Exp. 6/3/2029
ID No. 136617853

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 NUMBERS
(NAME) Music City Holdings, LLC	(NAME) Music City Holdings, LLC	148-15-0-167
(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, **Lana Skidmore Suiter, an unmarried woman**, 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. 46, on the Revised Plat of Haywood Forest, of record in Plat Book 5200, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lana Skidmore Suiter, by deed from Michael Douglas Hood, dated 11/04/2016 and recorded 11/08/2016 In Instrument Number 201611080118113, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 309 Panamint Drive, 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 22 day of September, 2026

Lana Skidmore Suiter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of September, 2026, before me personally appeared Lana Skidmore Suiter, 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 22nd day of September, 2026.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/9/27

Certificate of Authenticity

I, Joel Carrasco, 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 9/23/2026.

Date

Joel Carrasco

Affiant Signature

9/23/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 22nd day of September, 2026.

ARD

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