Karen Johnson Davidson County
Batch# 1378612 DEEDWARR
02/10/2026 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $858.40
20260210-0009996

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-36797-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

AFFIANT

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of Jan 2026

NOTARY PUBLIC

My commission expires: 10-15-2029

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Holdings, LLC 6 Cadillac Drive, Ste 250 Brentwood, TN 37027	Same address as new owner	173-01-0-095.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY TWO THOUSAND AND 00/100 Dollars ($ 232,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Joshua Clayton, a married man**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Music City Holdings, LLC, a Texas Limited Liability Company** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 74 on the Plan of Section Two-A, Monte Carlo, of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua Clayton, an unmarried man, from Corey A. O'Neal, fka Corey A. Jones, and Fredrick O'Neal, a married couple, by Warranty Deed dated November 12, 2021 and recorded December 1, 2021 in Instrument #20211201-0158206, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 101 Vickey Court, Nashville, TN 37211

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of January, 2026

GRANTOR(S)

Joshua Clayton

STATE OF NV
COUNTY OF Carson City

Personally appeared before me, a Notary Public, Joshua Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of January 2026.

Notary Public

Rhonda Teris
Printed Notary Name

My commission expires: 9-25-26

RHONDA TERIS
Notary Public-State of Nevada
Appointment No. 05-94720-5
My Appointment Expires Sept. 25, 2026

Tennessee Certification of Electronic Document

I, Jenesia McDougal, 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 01/29/2026 (date of document).

Jenesia McDougal
Affiant Signature

1/29/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 29 day of January, 2026.

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380

Brittani Noelle Henderson
Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL