Karen Johnson Davidson County
Batch# 1384076 DEEDWARR
02/23/2026 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20260223-0014147

WARRANTY DEED

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

File No. TN-26-159

STATE OF TEXAS
COUNTY OF DENTON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 11 day of February, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services, LLC
3817 Northwest Expressway, 755, Oklahoma City, OK 73112

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) Music City Holdings, LLC	(NAME) NEW OWNER	08111016300
(ADDRESS) 6 Cadillac Drive, # 250	(ADDRESS)	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP)	

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, **Ira Innovations LLC FBO Rodney Williams IRA**, 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:

Being the southwesterly part of Lot No. 396 on the Map of D.T. McGavock and Others' Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, and described according to a survey made by Louis D. Justice, Surveyor, May 3, 1950, as follows:

Beginning at a point in the easterly margin of Eighteenth Avenue, North, at an iron stake, which is 518.75 feet North of the North margin of Wheless Street at the corner of Lots No. 395 and 396; thence with the line between said lots, Easterly 90 feet to an iron stake; thence northerly, parallel to the East margin of Eighteenth Avenue, North 50.83 feet to the beginning.

Being the same property conveyed to IRA Innovation, LLC FBO Rodney Williams IRA, by virtue of Warranty Deed from Christine B. Hailey and Robert W. Abernathy, recorded May 23, 2017, in Instrument No. 20170523-0051023, in the Register's office for Davidson, County, Tennessee.

This is property more commonly known as 1722 Doctor DB Todd Junior Boulevard, Nashville, TN 37208.

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 12th day of February, 2026.

Ira Innovations LLC
FBO Rodney Williams IRA

By: Chris Atlakson
Chris Atlakson, Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Chris Atlakson, 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 Representative of Ira Innovations LLC FBO Rodney Williams IRA, the within named bargainor, and that he as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the IRA by himself as Authorized Representative.

Witness my hand this 11 day of February, 2026.

Deborah Monahan
(Signature of Notarial Officer)
Title (and Rank)



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 2/11/2026 (date of document).

Affiant Signature

2/11/2026
Date

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me this 11 day of February, 2026.

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

Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL