Karen Johnson Davidson County
Batch# 1389019 DEEDWARR
03/05/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20260305-0017740

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 225,000.00

Sharmili Pandit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THE 24th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 7/30/29
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS
Anusha Dibbur Narasimhan
Exp. 7/30/2029
ID No. 135526246

File No. TN-26-203

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	095-14-0-041
(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, **Flash Raise Funding LLC, a Texas Limited Liability Company**, 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:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Elm Hill Acres, Section No. 1 of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 81 fronts 70 feet on the south side of Crystal Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Flash Raise Funding, LLC, by Substitute Trustee's Deed from Affluent Enterprises, LLC, dated 01/05/2026 and recorded 01/05/2026 in Instrument Number 20260105-0000335, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 2125 Crystal Drive, Nashville, TN 37210.

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 24th day of February, 2026.

Flash Raise Funding LLC, a Texas Limited Liability Company

By: _____
Jeffrey Katz, Managing Member

STATE OF Texas
COUNTY OF Tarrant

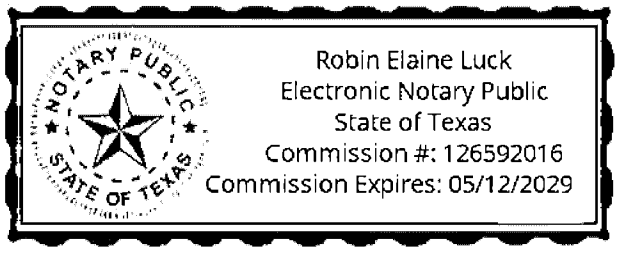
Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jeffrey Katz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of Flash Raise Funding, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such managing member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as managing member.

Witness my hand this 24th day of February, 2026.

Robin Elaine Luck
NOTARY PUBLIC

My commission expires: 05/12/2029

Notarized online using audio-video communication



Certificate of Authenticity

I, Sharmili Pandit, 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 02/24/2026.

Date

Sharmili Pandit

Affiant Signature

02/24/2026

Date

State of Texas

County of _____

Sworn to and subscribed before me this 24th day of Feb, 2026.

Notary's Signature

My Commission Expires: 7/30/2029

Date

Notary's Seal (if on paper)

NOTARY PUBLIC
Anusha Dibbur Narasimhamurthy
Exp. 7/30/2029
ID No.135526240
STATE OF TEXAS