Karen Johnson Davidson County
Batch# 1428188 DEEDWARR
06/05/2026 10:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20260605-0050841

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 28th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 7/30/2029
(AFFIX SEAL)

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

File No. TN-26-503

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) SAME AS NEW OWNER	072 13 0 458.00
(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, **Michael O'Neill, an unmarried man, Eric Crafton, a married man, and Ashley N. Crafton, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Resubdivision of the Consolidation of Lot 186 of Trevecca Subdivision of Renaw, of record in Instrument No.20040527-0062249, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric Crafton, a one-half undivided interest, by Assumption Warranty deed from Michael O'Neill, dated 05/27/2004 and recorded 06/04/2004 in Instrument Number 20040604-0065922, in the land records of Davidson County, Tennessee. Michael O'Neill and Michael W. O'Neill are one and the same person. Being the same property conveyed to Ashley N. Crafton, a 75% of Eric Crafton's one-half interest, by Quit Claim Deed dated May 23, 2026 and recorded on May 26, 2026 in Instrument No. 20260526-0047709 in the Davidson County, Tennessee Register of Deeds Office.

This is property more commonly known as 952D Strouse Avenue, Nashville, TN 37206.

This is not the marital residence of any Grantor and is not subject to marital interest.

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 28th day of May, 2026.

Michael O'Neill

STATE OF TENNESSEE,
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Michael O'Neill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Witness my/our hand this 28th day of May, 2026.

Ashley N. Crafton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Ashley Crafton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 11-5-2029

SHERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2029

Witness my/our hand this 28th day of May, 2026.

Eric Crafton

Eric Crafton

STATE OF District of Columbia
COUNTY OF District of Columbia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Eric Crafton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 12/14/2030

RAYMOND MUHEKYI NOTARY PUBLIC DISTRICT OF COLUMBIA EXP - 12/14/2030

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 5/28/2026 (date of document).

Affiant Signature

5/28/2026
Date

STATE OF Texas
COUNTY OF Dallas

Sworn to and subscribed before me this 28 **day of** May, 2026.

Notary's Signature

My Commission Expires: 10-15-2029

NOTARY'S SEAL

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