Karen Johnson Davidson County
Batch# 1456161 DEEDWARR
08/06/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260806-0072463

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 30th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: May 12, 2030
(AFFIX SEAL)

TARA F. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 12, 2030

File No. TN-26-649

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	081-07-0-040
(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, **Adam & Jacobson Investments LLC, a Tennessee 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:

A certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 41 in the subdivision of Lots Nos. 21 and 30 and in the Owen's Buena Vista Plan of Lots of record in Book 57 Page 26, Register's Office for Davidson County, Tennessee.

Said plan does not show the front of said lot but according to deeds it fronts 50 feet on the easterly side of 15th Avenue North, formerly Webster Street, runs back between parallel lines 148 feet to an alley.

Being the same property conveyed to Adam & Jacobson Investments LLC, a Tennessee Limited Liability Company, by Warranty Deed from James R. Watts, dated June 22, 2026, and recorded June 6, 2026 in Instrument Number 20260626-0058074, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 2104 15th Avenue North, 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 30th day of July, 2026.

Adam & Jacobson Investments LLC, a
Tennessee Limited Liability Company

By: _____
Gabriel Ishi Jacobson von Meier,
Authorized Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Gabriel Ishi Jacobson von Meier, 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 Member of Adam & Jacobson Investments LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as authorized member.

Witness my hand this 30th day of July, 2026.



_____
Notary Public

My Commission Expires: May 12, 2030

Certificate of Authenticity

I, Marie Mercado, 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 7/30/26.

Date

Affiant Signature

7/30/26
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 30th day of July, 2026.

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