Karen Johnson Davidson County
Batch# 1464249 DEEDWARR
08/26/2026 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $906.50
20260826-0078738

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $245,000.00 Affiant Subscribed and sworn to before me, this 18 day of August, 2026. Notary Public My commission expires: 12.2.28

ANGELA GRACE KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hollywood Holdings, LLC	**Easy Street**	**10614013600**
63 Lyle Lane	**3232 East Cesar Chavez Street, Suite 1-320**	
Nashville, TN 37210	**Austin, TX 78702**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 63 Lyle Lane Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hollywood Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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. 29 on the Plan of Sharpe Park Subdivision of record in Plat Book 2330, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erin Dias, Trustee of The 63 Lyle Lane Trust by Warranty Deed from Michelle Gay Morrison Crow, of record in Instrument Number 20260812-0074785, Register's Office for Davidson County, Tennessee, dated August 6,2026 and recorded on August 12, 2026.

Being the same property conveyed to Paul Morrison and wife, Elsie Gammons Morrison, by Warranty Deed from Brentwood Homes, Inc., of record in Book 2651, Page 245, Register's Office for Davidson County, Tennessee, dated June 19, 1957 and recorded on June 21, 1957.

Being the same property to Elsie Gammons Morrison by Quit Claim Deed from Paul Morrison, of record in Book 7976 Page 976, Register's Office for Davidson County, Tennessee, dated November 2, 1989 and recorded on November 6, 1989.

The said Elsie Gammons Morrison passed away on or about December 19, 1994. She devised property to Paul Morrison under her Last Will and Testament and was admitted to probate in Probate Court for Davidson County, Tennessee. See Probate Case No. 95P73 and Will Book 195, Page 409.

The said Paul Morrison passed away on or about April 28, 2006. Paul Morrison devised the property to Michelle Gay Morrison Crow, Patrick Kyle Crow and Korey Ryan Crow, as tenants in common with

rights of survivorship under his Last Will and Testament. See Probate Case No. 06P1180, Probate Court, Davidson County, Tennessee.

Being the same property conveyed to Michelle Gay Morrison Crow, Patrick Kyle Crow and Korey Ryan Crow, by Executrix's Quit Claim Deed from Michelle Gay Morrison Crow, Executrix of the Estate of Paul Morrison, of record in Instrument Number 20080318-0027208, Register's Office for Davidson County, Tennessee, dated March 18, 2008 and recorded on March 18, 2008.

Being the same property conveyed to Michelle Gay Morrison Crow by Quit Claim Deed from Patrick Kyle Crow and Korey Ryan Crow, of record in Instrument Number 20211012-0136771, Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on October 12, 2021.

Being the same property conveyed to Erin Dias, Trustee of The 63 Lyle Lane Trust, by Warranty Deed from Michelle Gay Morrison Crow, dated August 6, 2026, of record in Instrument No. 20260812-0074785, in the Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but EXCLUDED from this conveyance is the following described property conveyed to the State of Tennessee, by Order of the Circuit Court for Davidson County, Tennessee, Case No. A-10544, dated March 18, 1970, of record in Book 4405, Page 497, in the Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 29 on the Plan of Sharpe Park, as of record in Book 2330, Page 105, Register's Office Davidson County, Tennessee, and more particularly describe as follows:

Beginning at a point in the common line of Lots 28 and 29 of said plan 126 feet southwardly from the southerly margin of Lyle Lane; thence with said line southwardly 54 feet, more or less, to the northerly boundary of Lots 44 and 45 of said plan; thence with said boundary westwardly 60 feet, more or less, to the southeast corner of Lot No. 30; thence with the easterly line of Lot No. 30 northwardly 21 feet, more or less, to a point, thence north 67 degrees east 69 feet, more or less, to the point of the beginning and containing 2,250 square feet.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 63 Lyle Lane, Nashville, TN 37210.

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 in 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.

Erin Dias, Trustee of The 63 Lyle Lane Trust Date: 8/17/24

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Erin Dias with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE of The 63 Lyle Lane Trust and that she is authorized by The 63 Lyle Lane Trust to execute this instrument on its behalf.

Witness my hand, at office, this 17 day of August, 2024

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Certificate of Authenticity

I, Kristen Traini, 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 8/17/26
Date

Affiant Signature

8/20/26
Date

State of IN
County of Sumner

Sworn to and subscribed before me this 20th day of August, 2026.

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY