Karen Johnson Davidson County
Batch# 1469702 DEEDWARR
09/08/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260908-0082907

WARRANTY DEED

STATE OF Texas

COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 31st day of August, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/29

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TEXAS Avalon Marriage [illegible] Exp. 6/3/2029 ID No. 135517353

File No. TN-26-889

THIS INSTRUMENT WAS PREPARED BY
Spartan Settlement Services LLC
20 East 5th Street, Suite 630, Tulsa, OK 74103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) Music City Holdings, LLC	(NAME) Music City Holdings, LLC	108 08 0 005.00
(ADDRESS) 6 Cadillac Drive, # 250	(ADDRESS) 6 Cadillac Drive, # 250	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP) Brentwood, TN 37027	

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, **Oak Home Offers, 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:

That 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. 161 on the Plan of Section Two, Larchwood, of record in Book 5200, Page 207 and 208, said Register's Office.

Said Lot No. 161 fronts 85.20 feet on the westerly margin of Noble Valley Drive and extends back 162.12 feet on the northerly line and 158.21 feet on the southerly line to a dead line in the rear, measuring 76.76 feet thereon.

Being the same property conveyed to Oak Home Offers, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Joel W. Stickrod, an unmarried person, dated 07/13/2026 and recorded 07/16/2026 in Instrument Number 202607160064659, in the Register's Office for Davidson County, Tennessee.

This is property more commonly known as 3129 Noble Valley Drive, Nashville, TN 37214

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 31 day of August, 2026.

Oak Home Offers, LLC, a Tennessee Limited Liability Company

By: Matthew Geis, Authorized Member
Matthew Geis, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Michelle Matthews-Davis of the state and county mentioned, personally appeared Matthew Geis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Oak Home Offers, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Matthew Geis, as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Tennessee, this 31st day of August, 2026.

Notary Signature

Printed Name: Michelle Matthews Davis

My commission expires: 05/23/2028

MICHELLE MATTHEWS-DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/23/2028
ROBERTSON COUNTY

Certificate of Authenticity

I, Mario 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 8/31/26.

Date

Affiant Signature

8/31/26

Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 31st day of August, 2026.

Notary's Signature

NOTARY PUBLIC
STATE OF TEXAS
Avalon Malikiya Morgan-Nichols
Exp. 6/3/2029
ID No. 135517853

My Commission Expires: 6/3/29

Date

Notary's Seal (if on paper)