SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470637 DEEDWARR
09/09/2026 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260909-0083718

File No. TN-26-812

STATE OF TEXAS
COUNTY OF DALLAS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/18/28

(AFFIX SEAL)

ADAM MANFREDI
Notary ID #135206774
My Commission Expires
December 18, 2028

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SENT TAX STATEMENTS TO:	MAP-PARCEL NUMBERS
(NAME) AK Vape LLC	(NAME) AK Vape LLC	149-02-0B-002-00
(ADDRESS) 6032 Inglenook Drive	(ADDRESS) 6032 Inglenook Drive	
(CITY) (STATE) (ZIP) Smyrna, TN 37167	(CITY) (STATE) (ZIP) Smyrna, TN 37167	

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, **Music City Holdings, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AK Vape LLC, a Tennessee 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 in Davidson County, State of Tennessee, Described as Follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Pages 92-94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 61 fronts 68.23 feet on the Northwesterly margin of Piccadilly Row and extends back 83.24 feet on the Northeasterly line and 151.57 feet on the Southwesterly line to a dead line in the rear, measuring 96.56 feet thereon.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Luis Alvarez, an unmarried man, dated 8/24/2026 and recorded on 9/1/2026 of record in Instrument No. 20260901-0080720, in the Register's Office of Davidson County, Tennessee.

This is property more commonly known as 685 Piccadilly Row, Antioch, TN 37013.

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 24 day of August, 2026.

Music City Holdings, LLC, a Texas Limited Liability Company

By: Robert Lively
Robert Lively, Authorized Signatory

STATE OF Michigan
COUNTY OF Macomb

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Robert Lively, 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 Signatory of Music City Holdings, LLC, the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Signatory, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as authorized signatory.

Witness my hand this 24 day of August, 2026.

Notarized online using audio-video communication technology

Marcy L Corzilius
Notary Public, State of Michigan
County of Macomb
My Commission Expires APRIL 12, 2032
Acting in the County of Macomb

#6a8c6c9a7398d91a12ee1dc8 - BlueNotary

Marcy L. Corzilius
Notary Public

My Commission Expires: 04/12/2032

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 8/24/26.

Date

Affiant Signature

8/24/2026
Date

State of Texas
County of Dallas

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

Notary's Signature

My Commission Expires: 12/18/28
Date

Notary's Seal (if on paper)

ADAM MANFREDI
Notary ID #135206774
My Commission Expires
December 18, 2028