Karen Johnson Davidson County
Batch# 1472205 DEEDWARR
09/14/2026 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $788.10
20260914-0084984

WARRANTY DEED

File No. TN-26-899

STATE OF TEXAS
COUNTY OF DALLAS
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 8th day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/29

(AFFIX SEAL)

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

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	082-04-0-353
(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, **Equity Trust Company Custodian FBO Jerry W. Jarrett IRA**, 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:

Parcel of Land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 19 on the Map of Zack Q. Myers Subdivision of a part of the Wood property, of record in Book 547, page 189, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 50 feet on the north side of West Sharpe Avenue and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Equity Trust Company Custodian FBO Jerry W. Jarrett IRA, by Substitute Trustee's Deed from Ashley S. Rudy, Esq., as Substitute Trustee, dated 05/11/2011 and recorded on 05/11/2011, of record in Instrument Number 20110511-0036208, in the Register's Office for Davidson County County, Tennessee.

This is property more commonly known as 913 Sharpe Avenue, Nashville, TN 37206.

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 8th day of September, 2026.

Equity Trust Company Custodian
FBO Jerry W. Jarrett IRA

Name: Nicholas Avalos
Title: Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Nicholas Avalos, with whom I am personally acquainted or proved to me on the baiss of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory and is authorized to execute the instrument on behalf of Equity Trust Company Custodian FBO Jerry W. Jarrett IRA, , the within named bargainor, and that he/she as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by signing the name of IRA by himself/herself as Authoized Signatory.

Witness my hand, at office, this 8th day of September, 2026.

Kelly Restivo
Notary Signature
My commission expires: 5/3/28

KELLY RESTIVO
Notary Public
State of Ohio
My Comm. Expires
May 3, 2028

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 9/8/26.

Date

Affiant Signature

9/8/26

Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 8th day of September, 20 26.

Notary's Signature

My Commission Expires: 6/3/29

Date

Notary's Seal (if on paper)

