Karen Johnson Davidson County
Batch# 1475279 DEEDWARRSP
09/21/2026 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20260921-0087244

SPECIAL WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/3/29

(AFFIX SEAL)

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

File No. TN-26-901

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) Ovizion LLC	(NAME) Ovizion LLC	082-04-0-353
(ADDRESS) 313 Honeyhill CT	(ADDRESS) 313 Honeyhill CT	
(CITY) (STATE) (ZIP) Nashville, TN 37217	(CITY) (STATE) (ZIP) Nashville, TN 37217	

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 **Ovizion 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:

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 Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Equity Trust Company Custodian FBO Jerry W. Jarrett IRA, dated **9/8/2026**, and recorded on **9/14/2026**, of record in Instrument Number **20260914-0084984**, 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 08 day of September, 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 08 day of September, 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

#6aa021155190f686b72d27da - BlueNotary

Marcy L. Corzilius
Notary Public

My Commission Expires: 04/12/2032

Certificate of Authenticity

I, Amelia DN, 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

9/8/2026
Date

State of Texas
County of Dallas

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

My Commission Expires: 6/3/29
Date

Notary's Seal (if on paper)

