DocuSign Envelope ID: B12D6C8F-0BB4-4926-AD45-FAEF0DF37665

Karen Johnson Davidson County
Batch# 1147620 DEEDWARR
06/14/2024 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $776.63
20240614-0044802

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-24-1442

CASSIE TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN
My Comm. Exp. 03-11-28

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $209,900.00

Affiant

Subscribed & sworn to before me, this 31 day of May, 2024

Notary Public

My Commission Expires:

Property Address: 256 Warrior Road, Madison, TN 37115 **Map/Parcel Number:** 043-15-0-257	**Name & Address of New Owner** TJRT Allpros LLC 361 Childe Harolds Circle, Brentwood, TN 37027	**Send Tax Bills To:** TJRT Allpros LLC 361 Childe Harolds Circle, Brentwood, TN 37027

Effective as of **31st day of May, 2024**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TJRT Allpros LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of ARROWHEAD ESTATES, SECTION 2, as of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 55 feet on the Southerly margin of Warrior Road and runs back between lines 202.03 feet on the Easterly side line and 202.88 Feet on the Westerly side line at the rear measuring 48.97 feet thereon.

Being the same property conveyed to Grantor by Warranty Deed of record in Instrument No. 202406130044415, in the Register's Office of Davidson County, Tennessee, dated May 31, 2024, and recorded on June 13, 2024.

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This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2024 Davidson County**, and **2024 City of Madison**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 5/30/2024 day of May 2024

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:

By: Noah Viddal

Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, by audio-video communication personally appeared, Noah Viddal, Authorized Signer of Music City Financial, LLC, 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 Signer of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal, Authorized Signer of Music City Financial, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, this 5/30/2024

DocuSigned by:

Natasha Vuckovic-Soares

Notary Signature

NATASHA VUCKOVIC-SOARES
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: October 5, 2025

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 05/31/2024 (date of document).

Affiant Signature

6/13/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27