WARRANTY DEED RECORD AND RETURN TO: Limestone Title, LLC 580 Franklin Rd. Suite 203 Franklin, Tennessee 37069 File No.: LNET-25634-24B	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of ~~Oct~~ Oct, 2024 NOTARY PUBLIC My commission expires:

JENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Millenium Five, LLC 3205 Harbor Landing, Nashville, TN 37013	Same address as new owner	091-05-0-011

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($255,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MILLENIUM FIVE, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Moss Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for said County, and being more particularly described as follows:

Beginning at a point in the southerly margin of James Avenue at the corner of Lots Nos. 9 and 10; thence with the line between said lots, southwardly 111.5 feet to a point; thence westwardly 118.9 feet to a point in the easterly margin of Croley Drive; thence with the margin of said Croley Drive northwardly 45 feet to a concrete monument; thence around a curve in a northeasterly direction 23.7 feet to a concrete monument in the southerly margin of James Avenue; thence with the southerly margin of said Avenue, eastwardly 69.69 feet to the point of beginning.

Being the same property conveyed to Robert T. Simmons and wife, Marjorie L. Simmons from James Thomas Hizer and wife, Jean Carolyn Hizer by Warranty Deed dated January 8, 1969 and recorded January 8, 1969 of record in Book 4299, page 412, Register's Office for Davidson County, Tennessee. The said Marjorie L. Simmons having since died on December 20, 1989. Being the same property conveyed to Jessie Marie Simmons, unmarried, from Robert T. Simmons, unmarried, by Quit Claim Deed dated February 8, 2013 and recorded February 8, 2013 in Instrument No. 20130208-0013320, said Register's Office.

Jessie Marie Simmons passed away on April 25, 2023, unmarried and no children. Jessie Marie Simmons' parents, Robert Thomas Simmons and Marjorie Louise Simmons, preceded Jessie Marie Simmons in death, passing away on January 11, 2023 and December 21, 1989, respectively. The only persons born or adopted by either Robert Thomas Simmons or Marjorie Louise Simmons are Jessie Marie Simmons, Charles David Simmons, and Robert Thomas Simmons, Jr. The said Robert Thomas Simmons, Jr. preceded Jessie Marie Simmons in death, passing away on May 28, 2018. The only persons born to or adopted by said Robert Thomas Simmons, Jr. are Jenny Lynn Simmons of Nashville, Davidson County, Tennessee, Serrita Marlene Smith of Antioch, Davidson County, Tennessee, and Jacob Ryan Simmons of Murfreesboro, Rutherford County, Tennessee, all evidenced by Affidavit of Heirship of record in Instrument No. 20230622-0047224, said Register's Office.

Being further conveyed to Music City Financial, LLC by Warranty Deed from Charles David Simmons, Lenny Lynn Simmons, Serrita Marlene Smith and Jacob Ryan Simmons, heirs at law of Jessie Marie Simmons, dated Oct 16, 24 and recorded 10/18/24 of record in Instrument No. 20241018-0081030, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 760 Croley Drive, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1195715 DEEDWARR
10/18/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20241018-0081172

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18th day of October, 2024

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By N. Viddal
Noah Viddal, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Music City Financial, LLC, a Texas Limited Liability Company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 18th day of October, 2024.

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 18, 24 (date of document).

Jennifer L. Pennell

Oct 18, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

