WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-27180-24

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January 2026

NOTARY PUBLIC

My commission expires: 11.28.26

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF BALDWIN C.

Karen Johnson Davidson County
Batch# 1227885 DEEDWARR
01/17/2025 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20250117-0003953

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
Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214	Same address as new owner	105-09-0-164.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($475,000.00) 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, **WILLIE JEAN RUSSELL, THERESA ANN WEBSTER, WILLIAM THOMAS RUSSELL, JR., ANTHONY EUGENE RUSSELL, JAMES TIMOTHY RUSSELL, DEBORAH DENISE CARTER, AND COREY LAMONT RUSSELL, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, 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:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being the easterly 1/2 of Lot No. 44 and the westerly 21 feet of Lot No. 45 in the Bransford Realty Company's Re-Subdivision, not of record, of Block "A" of A.B. Hill's Subdivision of the Plant Lands, as of record in Book 332, Page 65, and revised in Plat Book 421, page 68, Register's Office for Davidson County, Tennessee, more particularly described by a survey made April 22, 1959, for Harold Levy, by Hickerson-Miller of Nashville, Tennessee, as follows:

Said parts of Lots Nos. 44 and 45 adjoin and front together 46 feet on the north side of West Grove Avenue, extended, and run back 145 feet on the east line and 145 feet on the west line to a dead line in the rear, measuring 46 feet thereon.

Being the same property conveyed to William Thomas Russell and wife, Annie Marie Russell by Warranty Deed from W.L. Bainbridge, III, Unmarried, dated February 2, 1960, and recorded February 9, 1960, of record in Book 3028, Page 197, Register's Office for Davidson County, Tennessee. William Thomas Russell has since died on 12/28/19 leaving Annie Marie Russell as the sole owner being the surviving spouse. Annie Marie Russell has since died unmarried and intestate on January 17, 2022, leaving Willie Jean Russell, Theresa Ann Webster, William Thomas Russell, Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell and Corey Lamont Russell as her only heirs, as evidenced by Affidavit of Heirship of record in Instrument No. 20220214-0017063, Register's Office of Davidson County, Tennessee and Affidavit of Heirship of record in Instrument No. 20250117-0003952, said Register's Office.

Being the same property conveyed to Willie Jean Russell, Theresa Ann Webster, William Thomas Russell, Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell and Corey Lamont Russell, as Joint Tenants with Right of Survivorship from Willie Jean Russell, Theresa Ann Webster, William Thomas Russell, Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell and Corey Lamont Russell by Quit Claim Deed dated 4/7/2022 and recorded 5/13/2022 in Instrument No. 20220513-0055492, 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: 1112 West Grove Avenue, Nashville, TN 37203

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 15th day of January, 2025

GRANTOR(S)

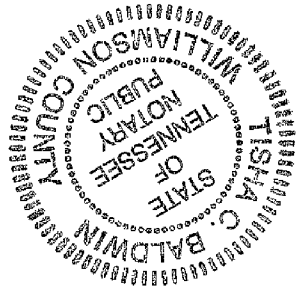
Theresa Ann Webster

Theresa Ann Webster, heir of Annie Marie Russell

STATE OF TENNESSEE-
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Theresa Ann Webster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of January, 2025.



Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

GRANTOR(S)

Willie Jean Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Willie Jean Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

William Thomas Russell, Jr., heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

William Thomas Russell, Jr., heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Anthony Eugene Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Anthony Eugene Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

James Timothy Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

James Timothy Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Deborah Denise Carter, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Deborah Denise Carter, heir of Annie M. Russell by Theresa Ann Webster, Attorney-In-Fact

Corey Lamont Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Corey Lamont Russell, heir of Annie M. Russell by Theresa Ann Webster, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of January, 2025, before me personally appeared Theresa Ann Webster, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Willie Jean Russell, William Thomas Russell, Jr., Anthony Eugene Russell, James Timothy Russell, Deborah Denise Carter, and Corey Lamont Russell as per a Power of Attorney recorded in Instrument No. 202501170003946, Instrument No. 202501170003947, Instrument No. 202501170003948, Instrument No. 202501170003949, Instrument No. 202501170003950, and Instrument No. 202501170003951, acknowledged that such person executed the same as the free act and deed of Willie Jean Russell, William Thomas Russell, Jr., Anthony Eugene Russell, James Timothy Russell, Deborah Denise Carter, and Corey Lamont Russell.

WITNESS my hand and seal, this the 15th day of January, 2025.

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 Jan 15, 25 (date of document).

Jennifer L. Pennell

Jan 15, 25

Date

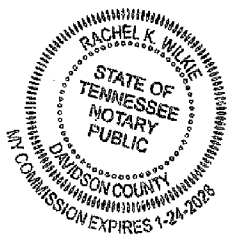
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 15, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal