WARRANTY DEED	STATE OF TENNESSEE COUNTY OF
RECORD AND RETURN TO: Limestone Title, LLC 580 Franklin Rd. Suite 203 Franklin, Tennessee 37069 File No.: LNET-27180-24B	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of Jan, 2025 NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL
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
Stringhouse I, LLC PO Box 40746 Nashville, TN 37204	Same address as new owner	105-09-0-164.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($489,900.00) 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, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STRINGHOUSE I, LLC, A TENNESSEE 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 20220214-0017063, Register's Office of Davidson County, Tennessee.

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.

Being the same property conveyed to Music City Financial, LLC from 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, by Warranty Deed dated 1/15/25 and recorded 1/17/25 in Instrument No. 20250117-0003953, 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

Karen Johnson Davidson County
Batch# 1227958 DEEDWARR
01/17/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20250117-0004034

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)

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 15TH day of JANUARY, 2025.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

JAMESON B BROWN
Printed Notary Name

My commission expires: 9/19/28

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).

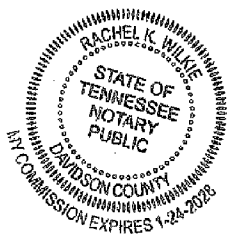
Jan 17, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 17, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal