WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-27499-25B

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST day of JANUARY, 2025

NOTARY PUBLIC

My commission expires: 9/19/28

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
Daniel Hayes 4128 Lealand Lane Nashville, TN 37204	Same address as new owner	071-10-0-079

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($149,900.00) 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, **DANIEL HAYES**, 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. 27, Block "F", as shown on the map entitled J.B. Haynie's Cumberland-Heights Addition, of record in Plat Book 57, Page 170, Register's Office for Davidson County, Tennessee, to whic plan reference is hereby made for a more complete and accurate legal description.

BEING part of the property conveyed to James E. Kendrick and wife Annie E. Kendrick by warranty deed from Theo W. Eckhardt record on January 6, 1954 in Book 2244, Page 370, Register's Office for said County. Annie E. Kendrick subsequently died on November 5, 1965, survived by her spouse James E. Kendrick. James E. Kendricks subsequently married Lottie Baines Kendricks. James Ernest Kendricks, being the same person as the said James E. Kendricks, died on June 12, 1982 and by Will, of record in Will Book 140, Page 206 in the Probate Court for Davidson County, Tennessee and as Instrument 20010705-0071732 in said Register's Office, devised a life estate to Lottie Baines Kendricks and the remainder in equal shares, per stirpes, to William L. Kendricks, Walter E. Kendricks, Ella K. Dowdell, and the children of his predeceased child James E. Kendricks, Jr., named therein as Veronica, Bridget, Michael and David Kendricks. Lottie Baines Kendricks died March 24, 1995. The following matters appear per Affidavit of Heirship of record as Instrument 20180108-0002122, said Register's Office: James E. Kendricks Jr. was survived by his four children Michael E. Kendricks, David M. Kendricks, Veronica Edwards, and Bridget D. Inmon. Bridget D. Inmon died November 7, 2008, survived by her child Kawana L. Inmon. William L. Kendricks, Sr., died December 23, 2015, survived by his children Meshelda A. Thompson and predeceased on November 16, 2003 by his son William L. Kendricks, Jr., who was survived by his son Jason Kendricks. James E. Kendrick, James E. Kendricks, James Ernest Kendricks, and James Earnest Kendricks are the same person. James E. Kendricks, Jr. and James Edward Kendrick are the same person. William L. Kendricks and William L. Kendricks, Sr. are the same person. William L. Kendricks, Jr. and William Lee Kendricks, Jr. are the same person.

The vesting deed in Book 2244, page 370, said Register's Office misspelled the Grantee's name. It should be James E. Kendrick and wife, Annie E. Kendrick. James E. Kendrick and James E. Kendricks are one and the same. Annie E. Kendrick and Annie E. Kendricks are one and the same.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, from Walter E. Kendrick, Ella K. Dowdell, Veronica Kendrick, Michael Kendrick, David Kendrick, Meshelda A, Thompson, Jason Kendrick and Kawana L. Inmon, Heirs of James E Kendrick and wife, Annie E. Kendrick, both deceased, by Warranty Deed, dated **1/31/25** and recorded **2/3/25** in **20250203-0007919** 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 _XX_ unimproved ___ improved property, known as: 1307 Bessie Avenue, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1234275 DEEDWARR
02/05/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $554.63
20250205-0008690

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 31ST 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 31ST day of JANUARY, 2025.

Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

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 31, 25 (date of document).

Jennifer L. Pennell

Feb 3, 25

Date

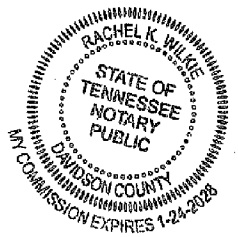
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 3, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal