WARRANTY DEED

Karen Johnson Davidson County
Batch# 1244407 DEEDWARR
03/07/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20250307-0017488

File #24-PA-2916-TWG

(SEAL)

KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: 9.5.2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Music City Financial, LLC	**New Owner**	
(NAME)	(NAME)	**118 06 0 167.00**
828 Royal Pkwy #204 (ADDRESS)	(ADDRESS)	
Nashville TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PATRICIA L. TAYLOR, SUCCESSOR TRUSTEE OF THE MARGARET S. DUNCAN REVOCABLE LIVING TRUST, AND PATRICIA L. TAYLOR, TRUSTEE OF THE PATRICIA L. TAYLOR REVOCABLE LIVING TRUST,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MUSIC CITY FINANCIAL, LLC, A Texas **LIMITED LIABILITY COMPANY,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the RESUBDIVISION, LOT NO. 9, MELROSE SHOPPING CENTER of record in Plat Book 8250, Page 497, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Patricia L. Taylor, Trustee, and her successors in trust, of The Patricia L. Taylor Revocable Living Trust, her entire right title and undivided one-half (½) interest, by Quit Claim Deed from Patricia L. Taylor, of record in Instrument No. 20010920-0101989, in the Register's Office of Davidson County, Tennessee, dated September 18, 2001 and recorded on September 20, 2001.

Being the same property conveyed to Margaret S. Duncan, Trustee, and her successors in trust, of The Margaret S. Duncan Revocable Living Trust, her entire right title and undivided one-half (½) interest, by Quit Claim Deed from Margaret S. Duncan, of record in Instrument No. 20010920-0101987, in the Register's Office of Davidson County, Tennessee, dated September 18, 2001 and recorded on September 20, 2001. The said Margaret S. Duncan died on December 13, 2010, Patricia L. Taylor being her Successor Trustee.

Being the same property conveyed to Patricia L. Taylor and Margaret S. Duncan, as joint tenants with right of survivorship, by Warranty Deed from Adex Corporation, a Tennessee Corporation, of record in Book 10723, Page 558, in the Register's Office of Davidson County, Tennessee, dated December 3, 1997 and recorded on December 16, 1997.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision, Lot No. 9, Melrose Shopping Center, as recorded in Plat Book 8250, Page(s) 497.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary & Shopping Plat, Melrose Shopping Center, as recorded in Plat Book 7900, Page 657.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 10184, Page 201, as corrected in Book 10184, Page 657 and Book 10184, Page 857.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2916 Vaulx Lane, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 4th day of March, 2025.

The Margaret S. Duncan Revocable Living Trust

By: Patricia L. Taylor
Patricia L. Taylor, Successor Trustee

The Patricia L. Taylor Revocable Living Trust

By: Patricia L. Taylor
Patricia L. Taylor, Trustee

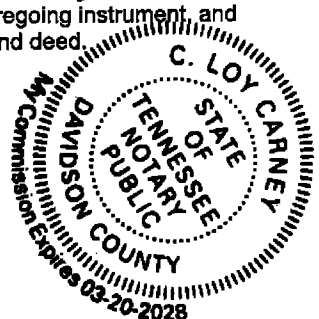
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2025, before me personally appeared Patricia L. Taylor, Successor Trustee of The Margaret S. Duncan Revocable Living Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of March, 2025.

C. Loy Carney

Notary Signature
My commission expires:



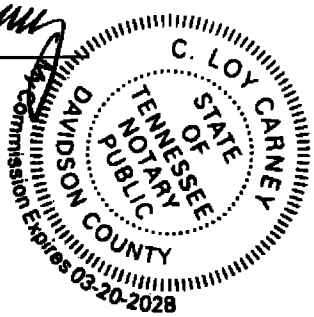
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2025, before me personally appeared Patricia L. Taylor, Trustee of The Patricia L. Taylor Revocable Living Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of March, 2025.

C. Loy Carney

Notary Signature
My commission expires:



Certificate of Authenticity

I, Holly A Mason, 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 3/5/25

Holly A

Affiant Signature

3/6/25

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 6 day of March, 2025.

Cari Allen

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028