This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5894-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2025.

Notary Public
My Commission Expires: 3-6-29

Karen Johnson Davidson County
Batch# 1265713 DEEDWARR
04/29/2025 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20250429-0032989

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Financial LLC, a Texas limited liability company 828 Royal Pkwy # 204 Nashville TN 37214	New Owners	096 10 0 243.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Lucy Ella Sinsheimer and Aaron James Weber, a married couple (individually and/or collectively, "Grantor"), transfer and convey unto Music City Financial LLC, a Texas Limited Liability Company (individually and/or collectively, "Grantee"), a 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. 325 on the Plan of CLOVERHILL, SECTION NO. V of record in Plat Book 2133, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucy Ella Sinsheimer, an unmarried woman, by Warranty Deed from Nikki Graham, a single woman, of record in Instrument No. 20191120-0119723, in the Register's Office of Davidson County, Tennessee, dated November 19, 2019 and recorded on November 20, 2019. Lucy Ella Sinsheimer is now married and Aaron James Weber joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

This is improved property located at: **707 Braidwood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

202504290032989

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2025.

GRANTOR:

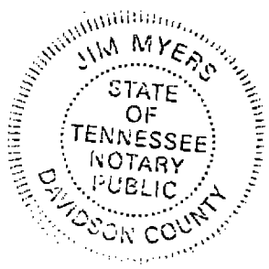
Lucy Ella Sinsheimer

Aaron James Weber

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lucy Ella Sinsheimer and Aaron James Weber, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of April, 2025.



Notary Public
My Commission expires: 11-8-2028

202504290032989

Certificate of Authenticity

I, Cari Allen, 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 April 25 2025.

Cari Allen

Affiant Signature

4-28-25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of April, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026