WARRANTY DEED

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 $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 9/19/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC, a Texas Limited Liability Company	Music City Financial, LLC, a Texas Limited Liability Company	092-05-0-124.00
(NAME)	(NAME)	
828 Royal Parkway, Suite 204	828 Royal Parkway, Suite 204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1271610 DEEDWARR
05/09/2025 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $675.25
20250509-0036819

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **C & D Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and described as follows:

Being a part of the easterly half of Lot No. 42 on the Map of Midway as of record in record in Book 421, page 11, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning on the west margin of Killarney Street, now 33rd Avenue, North, 100 feet north of the intersection of Clare Street; thence with the westerly margin of 33rd Avenue, North 50 feet to a point; thence at right angles westerly 150 feet to an alley; thence in a southerly direction with the easterly margin of said alley, 50 feet to a point; thence at right angles easterly 150 feet to the beginning point on 33rd Avenue North.

Being the same property conveyed to C & D Rental Properties, LLC by Warranty Deed from Columbus Lewis, Jr., dated March 3, 2010, of record in Instrument No. 20100305-0017204, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to C & D Rental Properties, LLC by Warranty Deed from Peggy Mathes, Trustee of the Columbus Lewis Sr. Testamentary Trust and Peggy Mathes, Administrator of the Estate of Columbus Lewis Sr.. dated April 29, 2018, of record in Instrument No. 20180906-0088448, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 11; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 929 33rd Ave. N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 9th day of May, 2025.

C & D RENTAL PROPERTIES, LLC,
a Tennessee limited liability company

By: Ashley R. Hicks
Its: Member

By: Clarence Summey
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ashley R. Hicks and Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of C & D Rental Properties, LLC, a Tennessee limited liability company and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and official at Franklin, Tennessee, seal this 9th day of May, 2025.

Notary Public
My Commission Expires: _____

File No.: 39346

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

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 May 9, 25 (date of document).

Jennifer Pennell

May 9, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 9, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028