RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-29655-25-B

Karen Johnson Davidson County
Batch# 1276337 DEEDWARR
05/22/2025 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250522-0040385

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 $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2025

NOTARY PUBLIC

My commission expires: 9/19/25

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
Joseph Hoots 6209 Vosswood Drive Nashville, TN 37205	Same address as new owner	091-09-0-251.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 Dollars ($400,000.00) 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, **JOSEPH HOOTS, AN UNMARRIED MAN,** 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. 10, on the Plan of Corlew Subdivision of the T.M. Nall Subdivision of the B.F. Cockrill Lands, of record in Plat Book 3842, page 165, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Walter Charland, an unmarried man, from Janice K. Schnell, nka Janice Butler, by Warranty Deed dated 6/14/2017 and recorded 6/15/2017 in Instrument No. 20170615-0060345, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, from Ryan Walter Charland, an unmarried man, by Warranty Deed dated 5/21/25 and recorded 5/22/25 in Instrument No. 20250522-0040273, 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: 547 Stevenson Street, Nashville, TN 37209

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 21st day of May, 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 21st day of May, 2025.

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Notary Public

Jameson B Baldwin
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 5/21/2025 (date of document).

Jennifer L. Pennell

5/22/25

Date

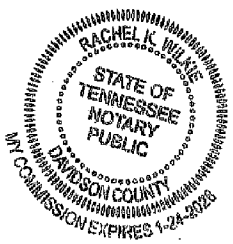
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 5/22, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal