WARRANTY DEED

SUSAN PACK DAVIS NOTARY PUBLIC TENNESSEE My Comm Exp. September 23, 2026 COUNTY SHELBY

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-23-26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1280918 DEEDWARR
06/03/2025 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250603-0043637

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202,
Murfreesboro, TN 37129

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	147-01-0-198.00
(NAME)	(NAME)	
7703 N. Lamar Boulevard, #205	828 Royal Parkway, Suite 204	
(ADDRESS)	(ADDRESS)	
Austin, TX 78752	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 considerations, the receipt of which is hereby acknowledged, I/we **Mark T. Sherrill, a married man**, hereinafter called the GRANTOR(S), has/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 GRANTEE(S), his/her/their assigns, 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. 308, on the plan of Caldwell Hall, Section II, of record in Book 2900, Page 96, Register's Office for said county.

Said Lot No. 308 fronts 80.0 feet on the south side of Gaywood Drive and runs back 173.5 feet on the west line and 178.3 feet on the east line to a line in the rear on which it measures 87.0 feet.

Being the same property conveyed to Gilbert Randolph Sherrill by Quit Claim Deed from Gilbert Randolph Sherrill and wife Gloria Faye Sherrill, of record in Instrument No. 20210330-0041914, in the Register's Office of Davidson County, Tennessee, dated March 29, 2021 and recorded on March 30, 2021. The said Gilbert Randolph Sherrill died, testate, on June 30, 2021 in Davidson County, Tennessee, devising the subject property solely to Mark T. Sherrill, as evidenced by the Order Admitting Will to Probate for Limited Purpose of Establishing Muniment of Title for Real and Personal Property, in the Matter of the Estate of Gilbert R. Sherrill, Deceased, Docket No. 22P454, filed in the Circuit Court of Davidson County, Tennessee, Probate Division, and of record at Instrument No. 20220520-0058618, in the Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statue.

This property is unencumbered except for Building lines, subdivision Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL HALL, SECTION II, as recorded in Plat Book 2900, Page(s) 96, of record in the Register's Office of Davidson, Tennessee; and 2025 Davidson County Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

unimproved ☐

This is improved ☒ 307 Gaywood Drive, Nashville, TN 37211
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 29th day of May, 2025.

Estate of Gilbert Randolph Sherrill

Mark T. Sherrill, Personal Representative

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark T. Sherrill, the personal representative for the estate of Gilbert Randolph Sherrill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of May, 2025.

Notary Public:
My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Mark T. Sherrill

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark T. Sherrill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of May, 2025.

Notary Public:
My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119

202506030043637

Tennessee Certification of Electronic Document

I, Susan P. Davis, 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 05.29.2025 (date of document).

Affiant Signature

05.29.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29 day of May, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028