STATE OF Tennessee
COUNTY OF Davidson Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2025.

Notary Public
MY COMMISSION EXPIRES: 9-23-26
File No. G25-23305

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Music City Financial, LLC, a Texas Limited Liability Company (NAME)	Music City Financial, LLC, a Texas Limited Liability Company (NAME)	061-13-0-033.00
7703 N. Lamar Blvd #205, Austin, TX 78752 (STREET ADDRESS)	828 Royal Parkway, Suite 204, Nashville, Davidson, TN 37214 (STREET ADDRESS)	
Austin TX 78752 (CITY) (STATE) (ZIP)	Nashville TN 37214 (CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1281294 DEEDWARR
06/04/2025 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20250604-0043697

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Christopher Banks, an unmarried man,** 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:

Being Lot No. 143 on the Plan of SECTION 2, SHEPARDWOOD SUBDIVISION, as of record in Plat Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George S. Banks and Wife, Otlee Nona Banks, by Warranty Deed from Robert E. Schramm and Wife, Lianne Schramm and David L. Clark and Wife, Linda Clark, of record in Book 7328, Page 685, in the Register's Office of Davidson County, Tennessee, dated August 18, 1987 and recorded on August 18, 1987. The said George S. Banks died on May 31, 2009, then Otlee Nona Banks died November 18, 2021 (intestate), devising subject property to Christopher Banks. See Affidavit of Heirship recorded on May 18, 2022 in Instrument No. 20220518-0057258, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, SHEPARDWOOD SUBDIVISION, as recorded in Plat Book 4460, Page(s) 66; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4572, Page 960; and Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 7910, Page 855 and re-recorded in Book 9471, Page 372, all of record in the Register's Office of **Davidson County**, 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.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2570 Bethwood Drive, Nashville, TN 37207.

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. 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.

Witness my/our hand(s) this 23rd day of May, 2025.

Christopher Banks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2025, before me personally appeared Christopher Banks, 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 23rd day of May, 2025.

Notary Signature
My commission expires: 6/29/27

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 05.23.2025 (date of document).

Affiant Signature

05.23.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 23 day of May, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

