Docusign Envelope ID: D4C4F9CA-64DE-4601-9D8F-15A44E525B92

Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue, Suite 225
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1281452 DEEDWARR
06/04/2025 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $906.13
20250604-0043944

WARRANTY DEED

Effective as of the 23rd day of May, 2025, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TJRT Allpros LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

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 Grantor by deed of record at Instrument No. 20250604-0043697, 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.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

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IN WITNESS the Grantor's hand in Davidson County, State of Tennessee on this 23 day of May, 2025.

GRANTORS:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By: Noah Viddal
642224BE12D54B1...
Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, by audio-video communication personally appeared, Noah Viddal, Authorized Signer of Music City Financial, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal, Authorized Signer of Music City Financial, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, this 23 day of May, 2025.

Signed by:
Kristen Whitaker
Notary Signature 2106153B761E455...

KRISTEN WHITAKER
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: June 18, 2028

New Owner Name and Address to: TJRT Allpros LLC 361 Childe Harolds Circle Brentwood, TN 37027 Property Address: 2570 Bethwood Drive Nashville, TN 37207 Mail tax bills to: TJRT Allpros LLC 361 Childe Harolds Circle Brentwood, TN 37027 Parcel I.D. Number: 061-13-0-033	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $244,900.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 23 day of May, 2025. NOTARY PUBLIC Commission expires: 06/18/2028

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

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

