**WARRANTY DEED**

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-30828-25-B

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 $209,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH day of JUNE, 2025

NOTARY PUBLIC

My commission expires: 9/19/28

Karen Johnson Davidson County
Batch# 1283127 DEEDWARR
06/09/2025 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $776.63
20250609-0044974

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 |
|---|---|---|
| Michael Eugene Barnes<br>903 Lake Park Drive<br>Gallatin, TN 37066 | Same address as new owner | 069-16-0-062.00 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($209,900.00) 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, **MICHAEL EUGENE BARNES, A SINGLE 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 THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF J.J. HOLZAPFEL S SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURRAY, SURVEYORS, MARCH 2, 1949, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ELIZABETH STREET AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO JOSIE E. HUDGINS, BY DEED FROM ROUIL HUDGINS AND WIFE, OF RECORD IN BOOK 2538, PAGE 485, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 156.15 FEET; THENCE SOUTH 57° 45 WEST 100 FEET TO THE CORNER OF LOTS NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWARDLY 156.16 FEET TO THE NORTHERLY MARGIN OF ELIZABETH STREET: THENCE WITH THE SAME, EASTWARDLY, 100 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO RK JUNIOR CONTRACTING SERVICES LLC, HEREIN BY WARRANTY DEED DATED 25TH DAY OF MAY, 2023, OF RECORD AT INSTRUMENT NO. 20230530-0040544, IN SAID REGISTER'S OFFICE TENNESSEE.

Being the same proeprty conveyed to EF Holdco WRE Assets Reo from EF Mortgage LLC, by Quitclaim Deed dated 6/4/25 and recorded 6/6/25 in Instrument No. 20250606-0044735, said Register's Office.

*SPECIAL Being the same property conveyed to Music City Financial, LLC from EF Holdco WRE Assets Reo, by *Warranty Deed recorded in Instrument No. 20250606-0044784, 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 X improved property, known as: 1609 Elizabeth Road, Nashville, TN 37218

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 4TH day of JUNE, 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 4TH day of JUNE, 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 6/4/25 (date of document).

Jennifer L. Pennell

6/6/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 6/6, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

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

Notary's Seal