WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289339 DEEDWARR
06/24/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20250624-0049786

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Music City Financial, LLC	Music City Financial, LLC	107 05 0A 147.00
(NAME) 147 Five Oaks Dr	(NAME) new owner	
(ADDRESS) Nashville TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Belinda Leslie, Executrix of The Estate of Reece Joe Bob Moorehead,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Music City Financial, LLC, a Texas limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee being Unit 147 in FIVE OAKS FORMERLY THE MEADOW A PLANNED UNIT DEVELOPMENT as shown on the Plat of record in Plat Book 5200, page 355, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Reece Morehead, unmarried, by Warranty Deed from Clifford Ghulan Masih and wife, Donna H. Masih, of record in Book 8216, Page 517, in the Register's Office of Davidson County, Tennessee, dated October 10, 1990 and recorded on October 12, 1990. The said Reece Joe Bob Moorehead died on January 23, 2024, testate.

Pursuant to the terms of his Last Will and Testament dated February 21, 2019, of record in Case No. 24P570 in the Probate Court for Davidson County, Tennessee at Nashville, said property is to be administered as part of the probate estate under the control of executrix, Belinda Leslie.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIVE OAKS FORMERLY THE MEADOW A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 355 as amended in Book 5784, Page 521.
Declaration of Covenants, Conditions and Restrictions recorded in Book 5781, Page 563 as amended in Book 5784, Page 563, Supplemented in Book 5957, Page 930 and Amendment to the By-Laws recorded

in Instrument No. 20160212-0013783.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5563, Page 731.
Easement for Water Mains and Appurtenances, recorded in Book 5766, Page 716 and in Instrument No. 20020605-0068054.
Easement recorded in Book 5823, Page 551 and in Instrument No. 20130118-0006279.
Easement for Private Sanitary Sewer, recorded in Instrument No. 20010312-0023241.
Easement for Private Planter, recorded in Instrument No. 20010312-0023242.
Storm Water Detention Agreement as set forth in instrument recorded in Book 5861, Page 569.
Charter for Five Oaks Homeowner's Association, Inc. recorded as Book 5790, Page 798
Rules and Regulations recorded in Instrument No. 20150625-0061297; Instrument No. 20150625-0061298 and Instrument No. 20170824-0087107.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 147 Five Oaks Dr, Nashville, TN 37217
(House No.) (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 GRANTEES, their successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Effective the 23 day of June, 2025.

The Estate of Reece Joe Bob Moorehead
BY: Belinda Leslie
Belinda Leslie
Executrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Belinda Leslie, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who proved herself to be the Executrix of The Estate of Reece Joe Bob Moorehead, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23 day of June, 2025.

Notary Public

Printed Name: the undersigned

My Commission Expires: 4/10/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Holly A. Mason, 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 June 23 2025

Affiant Signature

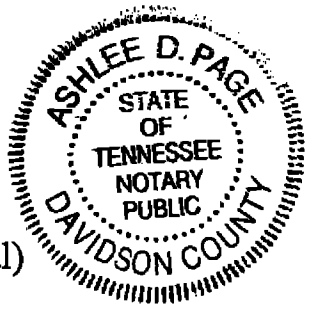
6/23/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026