RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-30891-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294407 DEEDWARR
07/07/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250707-0053307

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2025

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

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
Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214	Same address as new owner	053-03-0-389.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($230,000.00) 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, **RAYMOND METCALF AND WIFE, MARY ANN METCALF**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, 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 Davidson County, Tennessee, being Lot No. 22 on the Plan of Village of Old Hickory, Section E, revised of record in Plat Book 1424, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property previously conveyed to Jo Ann Metcalf, an individual, by Warranty Deed from Daniel R. Cooke, married, dated 9/26/2007 of record in Instrument #20071003-0117863, said Register's Office. Jo Ann Metcalf having since died on 11/7/2016, intestate, being unmarried at the time. Property is divested to children of Jo Ann Metcalf, heirs at law, David Metcalf, Rachel Metcalf and Matthew Thompson by Affidavits of Heirship of record in Instrument #20170309-0023389, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Raymond Metcalf, David Metcalf, Rachel Metcalf and Matthew Thompson, by Quitclaim Deed from David Metcalf, Rachel Metcalf and Matthew Thompson, heirs of the Estate of Jo Ann Metcalf, dated 3/7/2017, recorded 3/9/2017, of record in Instrument #20170309-0023390, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond Metcalf from David Metcalf, Rachel Metcalf, and Matthew Thompson by Quit Claim Deed dated 06/22/2017 and recorded 06/29/2017 in Instrument #20170629-0065557, said Register's Office.

Mary Ann Metcalf, spouse of Raymond Metcalf, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above reference property, now or hereafter.

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 _XX_ improved property, known as: 1605 Overton Street, Old Hickory, TN 37138

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 7th day of July, 2025

GRANTOR(S)

Raymond Metcalf

Mary Ann Metcalf

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Raymond Metcalf and Mary Ann Metcalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of July, 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 7/7/25 (date of document).

Jennifer L. Pennell

7/7/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/7, 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