WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297854 DEEDWARR
07/15/2025 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20250715-0055750

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/06/29
(AFFIX SEAL)

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial LLC	Same as new owner	082 03 0 503.00
(NAME)	(NAME)	
828 Royal Pkwy #204		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William H. Reedy, Jr. and Editha L. Reedy, a married couple** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Music City Financial LLC, a Texas Limited Liability Company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1022 North 5th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Editha Reedy joins in this conveyance to convey any and all interest in the property including marital rights.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 29th day of May, 2025.

GRANTOR:

William H. Reedy, Jr.

Editha Reedy

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared William H. Reedy, Jr. and Editha Reedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 29th day of May, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Being Lot No. 7 in the A. W. WILLIS ADDITION TO EAST NASHVILLE, as of record in Plat Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the West side of North Fifth Street and extends back between parallel lines, 165 feet to an alley in the rear.

Being the same property conveyed to William H. Reedy, Jr., by Quitclaim Deed from Keith D. Reedy and wife, Zandra Reedy, of record in Instrument No. 20160907-0094146, in the Register's Office of Davidson County, Tennessee, dated September 02, 2016 and recorded on September 07, 2016.

Being the same property conveyed to Keith D. Reedy, by Quitclaim Deed from Williams H. Reedy Jr and Wilma M. Reedy Newsom, of record in Instrument No. 20080630-0066788, in the Register's Office of Davidson County, Tennessee, dated May 30, 2008 and recorded on June 30, 2008.

Being the same property conveyed to Mary E. Reedy, by Quitclaim Deed from Keith D. Reedy, of record in Instrument No. 20010502-0044891, in the Register's Office of Davidson County, Tennessee, dated May 02, 2001 and recorded on May 02, 2001. The said Mary E. Reedy died on May 02, 2006, testate, devising subject property to Keith D. Reedy. See Probate Case 06P1357 Davidson County, Circuit Court. Keith D. Reedy, William H. Reedy, Jr. and Wilma M. Reedy Newsom are listed heirs of Mary E. Reedy. See Affidavit of Heirship in Instrument No. 20080630-0066787, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary E. Reedy and Keith D. Reedy as joint tenants with right of survivorship, by Quitclaim Deed from William J. Shreffler, of record in Instrument No. 20000324-0030096, in the Register's Office of Davidson County, Tennessee, dated March 24, 2000 and recorded on March 24, 2000.

Being the same property conveyed to William J. Shreffler, by Quitclaim Deed from Mary E. Reedy, of record in Instrument No. 20000324-0030096, in the Register's Office of Davidson County, Tennessee, dated March 24, 2000 and recorded on March 24, 2000.

Being the same property conveyed to Mary Reedy, by Quit Claim Deed from Fannie Howard, Widow, of record in Book 6324, Page 221, in the Register's Office of Davidson County, Tennessee, dated June 25, 1984 and recorded on June 26, 1984.

Being the same property conveyed to Henry Giddens and wife, Elvira Giddens, and Fannie Howard, by Installment Deed from Arthur Raymer and wife, Ruby A. Raymer, of record in Book 3611, Page 108, in the Register's Office of Davidson County, Tennessee, dated July 31, 1963 and recorded on August 01, 1963. The said Henry Giddens died on October 10, 1966 then Elvira Giddens died January 11, 1984 devising subject property to Fannie Howard, her heir at law.

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 7/11/25.

Affiant Signature

7/11/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028