Karen Johnson Davidson County
Batch# 1302120 DEEDWARR
07/25/2025 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250725-0058978

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC	New Owners	
(NAME) 808 Royal Pkwy #204	(NAME)	096-10-0-212.00
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Donald E. Pulley, Successor Trustee of the Betty Blair Family Revocable Trust, U/A dated April 17, 2025**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 72 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 72 fronts 126.9 feet on the northerly side of Lakeland Drive and runs back 191.0 feet on the westerly line and 205.5 feet on the easterly line to a dead line in the rear on which it measures 15.6 feet.

Being the same property conveyed to Betty Jean Blair, as Trustee of the Betty Blair Family Revocable Trust, U/A dated April 17, 2025 by Quitclaim Deed from Betty Jean Blair of record in Instrument No. 20250422-0030758 Register's Office for Davidson County, Tennessee, dated April 17, 2025 and recorded on April 22, 2025. The said Betty Jean Blair having died on or about June 18, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 2906 Lakeland Dr. Nashville, TN 37214
(unimproved)
(House Number) (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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 24th day of July, 2025.

Donald E. Pulley, Successor Trustee of the Betty Blair Family Revocable Trust, U/A dated April 17, 2025

Donald E. Pulley Successor Trustee

By: Donald E. Pulley, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named **Donald E. Pulley** as **Successor Trustee of the Betty Blair Family Revocable Trust, U/A dated April 17, 2025** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of July, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-2-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 July 24, 2025.

Affiant Signature

7/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

