WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303923 DEEDWARR
07/31/2025 07:42:30 AM 3 pgs
Fees: $18.00 Taxes: $743.70
20250731-0060375

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. KENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 25, 2028

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC, a Texas Limited Liability Company	Music City Financial, LLC, a Texas Limited Liability Company	092-05-0-126.00
(NAME)	(NAME)	
828 Royal Parkway, Suite 204	828 Royal Parkway, Suite 204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **C & D Rental Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, described as follows to-wit:

The northerly 50 feet of the southerly 250 feet, of the easterly half of lot number 42 on a map of Midway as of record In Book 421, page 11, Register's Office for Davidson County, Tennessee.

Beginning at a point on 33rd Avenue North, 200 feet north of the northwest corner of 33rd Avenue North and Clare Avenue thence with the westerly margin of 33rd Avenue northerly 50 feet; thence westwardly parallel with the north line of Clare Avenue, 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southerly 50 feet, to a stake then parallel with the northerly margin of Clare Avenue, easterly 150 feet, to the beginning.

Being the same property conveyed to C & D Rental Properties, LLC, by Warranty Deed from Ronnie Osborne, dated July 28, 2015, of record in Instrument No. 20150730-0075311, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 11; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 933 33rd Ave. N, Nashville, TN 37208

(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/our hands this 30th day of July, 2025.

C & D RENTAL PROPERTIES, LLC,
a Tennessee limited liability company

By: Clarence Summey
Its: Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Clarence Summey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of C & D Rental Properties, LLC, a Tennessee limited liability company and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 30th day of July, 2025.

Notary Public
My Commission Expires: _____

File No.: 39348

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

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 7/30/25 (date of document).

Jennifer L. Pennell

7/30/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/30, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

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