Karen Johnson Davidson County
Batch# 1304035 DEEDWARR
07/31/2025 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250731-0060526

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$575,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY	**SAME**	**160-01-0-023.00**
(NAME) **7703 N. LAMAR BLVD #205**	(NAME) **828 ROYAL PARKWAY, SUITE 204**	
(ADDRESS) **AUSTIN, TEXAS 78752**	(ADDRESS) **NASHVILLE, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BRIAN E. EATON, A/K/A BRIAN EDWIN EATON, ADMINISTRATOR OF THE ESTATE OF THOMAS E. EATON, AND INDIVIDUALLY AS THE SOLE HEIR AT LAW OF THOMAS E. EATON,** HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 168 on the plan of OAK HILL ESTATES SECTION TWO, of record in Plat Book 4460, Pages 36, 37, 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 168 fronts 175.00 feet on the Northerly margin of Forest Hills Drive and extends back between parallel lines 394.30 feet to a deadline.

Being the same property conveyed to Thomas E. Eaton and spouse, Anne S. Eaton, by Warranty Deed from William N. Riley, Jr., and wife, Ruth E. Riley, of record in Book 8099, Page 960 and re-recorded in Book 8167, Page 60, Register's Office of Davidson County, Tennessee, dated April 30, 1990, and recorded on May 01, 1990. The marriage between Thomas E. Eaton and Anne S. Eaton was continuous and uninterrupted until the death of Anne S. Eaton who died on or about December 10, 1991, leaving Thomas E. Eaton as the surviving tenant by the entirety. Thomas E. Eaton died on or about January 22, 2025 intestate, leaving as his sole heir at law, Brian E. Eaton. See Administration of Estate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 25P543.

See Affidavits of Heirship of record in Instrument No. 20250717-0056554, Instrument No. 20250717-0056555, and Instrument No. 20250730-0016238, Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

This conveyance is subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL ESTATES SECTION TWO, of record in Plat Book 4460, Page(s) 36-38; Restrictive Covenants of Oak Hill Estates, Section II of record in Book 4537, Page 496; Easement for Water and Sewerage Services of record in Book 4385, Page 463; Transmission Line Easement for Right of Way of record in Instrument No. 20130108-0002326; and any and all other easements, conditions and restrictions all of record in the Register's Office for Davidson County, Tennessee, and 2025 Davidson County, Tennessee real estate taxes, and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

Unimproved ( )
This is improved(X) property, known as **836 FOREST HILLS DRIVE, NASHVILLE, TN 37220**
(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 29 day of July, 2025.

Brian E. Eaton, Administrator of the Estate of Thomas E. Eaton

BRIAN E. EATON, ADMINISTRATOR OF THE ESTATE OF THOMAS E. EATON

Brian E. Eaton

BRIAN E. EATON, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BRIAN E. EATON, Individually and as Administrator of the Estate of Thomas E. Eaton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of July, 2025.

My Commission expires: March 3, 2026

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Susan P. Davis, 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 7/29/20255 (date of document).

Affiant Signature

7/29/2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29 day of July, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028

202507310060526