Karen Johnson Davidson County
Batch# 1313127 DEEDWARR
08/21/2025 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20250821-0067066

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(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
Rosewood Construction LLC and Hammrich Holdings LLC	New Owner	
(NAME) 6108 Bryan Place	(NAME) Owners address	049000125.00
(ADDRESS) Brentwood, TN 37027	(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, **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosewood Construction LLC, a Tennessee Limited Liability Company, and Hammrich Holdings LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Beginning at a point in Smith's Lane west of the White's Creek Pike in the 12 Civil District of said County and State, the Southwest corner of the tract herein conveyed; thence North 3 degrees 14' East with the eastern line of Lot No. 2, 267 feet to a point; thence South 85 degrees 11' East 100 feet to a point; thence South 3 degrees 22' West, 276 feet to a point in center of Smith's Lane; thence with center of Smith's Lane North 79 degrees 51' West 100 feet to the point of beginning, and being Lot No. 3 on the western part of Block "A" of Jack Burton Subdivision of land Tract No. 1, as is recorded in Book 968, page 14, Register's Office for Davidson County, Tennessee.

Being all or part of a portion of the same property conveyed to MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company, by Warranty Deed dated _____, and being of record at Instrument No. _202508210067064_____ in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property previously conveyed to Johnny Wade Saxon by Quitclaim Deed from Roy Allen Saxon, Mickle Joe Saxon, Vickie Saxon and Johnny Wade Saxon of record in Instrument No. 20250401-0024453 Register's Office for Davidson County, Tennessee, dated February 24, 2025 and recorded on February 25, 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.

unimproved
This is improved x property, known as 644 Green Ln Nashville, TN 37207
(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 14th day of August, 2025.

MUSIC CITY FINANCIAL, LLC

By: Noah Viddal, Authorized Agent

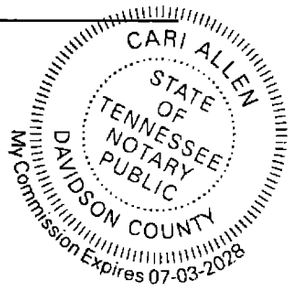
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent of MUSIC CITY FINANCIAL, LLC, the within named bargainor, a Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MUSIC CITY FINANCIAL, LLC.

WITNESS my hand and official seal at office this 14th day of August, 2025.

Notary Public

My Commission Expires: 7-3-28



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 8/14/25.

Affiant Signature

8/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of August, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 3.6.29

