Karen Johnson Davidson County
Batch# 1317612 DEEDWARR
09/02/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20250902-0070054

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of August, 2025

Notary Public

Commission Expires: 9-5-2028

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial, LLC 3107 Laurel Forest Drive Nashville, TN 37214	New Owners	096-15-0-076.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Beaux D. Gisclar, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Financial, LLC, a 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, Tennessee, being Lot No. 84 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beaux D. Gisclar and wife, Kazue Gisclar by Warranty Deed from Nancy N. Nyanfor, unmarried of record in Instrument No. 20040122-0008713 Register's Office for Davidson County, Tennessee, dated January 16, 2004 and recorded on January 22, 2004.

Being the same property conveyed to Beaux D. Gisclar, an unmarried man, by Quitclaim Deed from Beaux D. Gisclar, an unmarried man and Kazue Rench, formerly known as Kazue Gisclar, a married woman, who acquired title as his wife, joined by her current spouse Scoot Rench of record in Instrument No. 20151203-0121780 Register's Office for Davidson County, Tennessee, dated November 27, 2015 and recorded on December 03. 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3107 Laurel Forest Drive, Nashville, TN 37214

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 so 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.

Dated this the 28th day of August, 2025.

Beaux D. Gisclar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Beaux D. Gisclar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

Notary Signature
My commission expires: 2-22-2026



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 August 29, 2025.

Affiant Signature

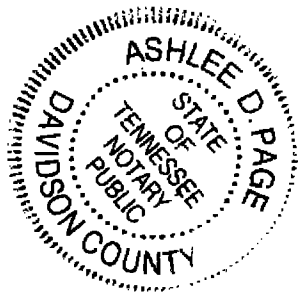
8/29/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026