NEW OWNER:
Music City Financial, LLC
828 Royal Pkwy #204
Nashville TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
200 East Spring Street
Lebanon, TN 37087

FILE NO: 25-205

MAP & PARCEL
102-08-0-102.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1320098 DEEDWARR
09/09/2025 09:37:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20250909-0071834

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($650,000.00)** *cash in hand paid, the receipt of which is hereby acknowledged,* **Meredith Anne MacLeod, a single person** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** ("Grantee "), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Horton Heights, Section H, of record in Plat Book 3600, Page 100, 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 Meredith Anne MacLeod, a single person by Warranty Deed from Linda Ann Latter, personal Representative of the Estate of Yvette K. Sebellst of record in Instrument No. 20180321-0026711 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 21, 2018.

Yvette K. Sebellst died on or about August 15, 2017.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of September, 2025.

Meredith Anne MacLeod

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Meredith Anne MacLeod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of September, 2025.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 650,000.00.

AFFIANT

Sworn to and subscribed to before me this 8th day of September, 2025.

NOTARY PUBLIC

My commission expires: 9/7/2026

ASHLEE D. PAGE
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 September 8, 2025.

Affiant Signature

9/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of September, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026