This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24489-RR

STATE OF TENNESSEE KY
COUNTY OF Warren

Karen Johnson Davidson County
Batch# 1320715 DEEDWARR
09/10/2025 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250910-0072291

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Leslie C Heltsley, executor
Affiant

Subscribed and sworn to before me, this the 5th day of September, 2025.

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

Brad Hogan
Notary Public
My Commission Expires: 8/5/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Financial, LLC a Texas Limited Liability Company 7703 N. Lamar Boulevard, #205 Austin, Texas 78752	Music City Financial, LLC, a Texas Limited Liability Company 828 Royal Parkway, Suite 204 Nashville, TN 37214	**172 01 0A 080.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leslie C. Heltsley, Executor of the Estate of Clarence Leslie Caraway aka Leslie Caraway and Leslie C. Heltsley, an unmarried woman, in her individual capacity**, hereinafter called the Grantor(s), 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(s), his/her/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. 80 on the Plan of COPPERFIELD REVISED, as of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leslie Caraway, a single man, by Warranty Deed from Advantage Builders, Inc., of record in Book 8615, Page 563, in the Register's Office of Davidson County, Tennessee, dated April 29, 1992, and recorded on May 01, 1992. The said Leslie Caraway aka Clarence Leslie Caraway died, testate, on or about July 5, 2025, in Davidson County, Tennessee. The Last Will and Testament of Clarence Leslie Caraway was admitted to probate in the matter of In Re: Estate of Clarence Leslie Caraway, In the Seventh Circuit Court for the Twentieth Judicial District Sitting in Davidson County, Tennessee (Probate Division), Docket No. 25P1391, whereby Leslie Heltsley was granted Letters Testamentary. Leslie C. Heltsley hereby conveys the property described herein in both her capacity as the Executor of the Estate of Clarence Leslie Caraway, deceased, and in her individual capacity.

This is improved property located at: **129 Chuzzlewit Down, Brentwood, TN 37027**

This property is unencumbered except for Building lines, subdivision restrictions and easements and other matters shown on the plat of COPPERFIELD REVISED, as recorded in Plat Book 6900, Page(s) 555-559, revising the Plat Book 6900, Pages 145-149; Declaration of covenants, conditions and restrictions recorded in Book 7071, Page 482, as being amended in Book 7208, Page 889 and Instrument No. 20191127-0122984; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6779, Page 296, re-recorded in Book 6783, Page 973; Easement recorded in Book 11018, Page 985; Easement for Water and Sewerage Services, recorded in Book 7593, Page 488 and Book 7593, Page 511; Charter for Copperfield Home Owners Association, Inc., recorded as Book 7200, Page 821 as being amended in Book 7496, Page 162 and Book 7500, Page 941; and Common Open Space Deed recorded as Book 7150, Page 358, all of record in the Register's Office of 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.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2025.

GRANTOR:

The Estate of Clarance Leslie Caraway

By: Leslie C Heltsley, executor and as an individual

Leslie C. Heltsley, Executor and as an individual

STATE OF KY

COUNTY OF Warren

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Leslie C. Heltsley, both in her individual capacity and in her capacity as the Executor of the Estate of Clarence Leslie Caraway the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is Leslie C. Heltsley and the Executor of The Estate of Clarence Leslie Caraway, the maker, and is authorized by the maker to execute the foregoing instrument for the purpose.

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

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

Brad Hogan
Notary Public
My Commission expires: 8/5/2027

202509100072291

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 09.05.2025 (date of document).

Affiant Signature

09.05.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 05 day of September, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

