Karen Johnson Davidson County
Batch# 1324000 DEEDWARR
09/18/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20250918-0074602

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-33427-25-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH day of September, 2025

NOTARY PUBLIC

My commission expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cason Hayes 1314 Ridge Circle Joelton, TN 37080	Same address as new owner	083-06-0-019.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY ONE THOUSAND AND 00/100 Dollars ($381,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CASON HAYES, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 42 on the Plan of Subdivision of Part of the Weakley Home Place, of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Music City Financial, LLC, by deed from Brenda Kay Dyal, Jerry Douglas Norris, Jr., Pamela Johnson, and Linda Faye Ragland, dated September 16, 2025, of record in Instrument No. 20250917-0074376, in the Register's office of Davidson County, Tennessee.

Being the same property conveyed to Jerry D. Norris and wife, Deanna D. Norris, from Elbert J. Gordon and wife, Virginia A. Gordon, by Warranty Deed dated December 22, 1995 and recorded December 27, 1995 in Book 9899, page 727, said Register's Office. Also being the same property title to which vested in Jerry D. Norris upon the death of his wife, Deanna D. Norris, November 18, 1999, by reason of their tenancy by the entirety. (Jerry D. Norris remarried a woman named Janet Norris, and her homestead rights terminated upon her death May 5, 2024). Also being the same property title to which vested in Jerry Douglas Norris, Jr., Pamela Johnson, Linda Faye Ragland, and Brenda Kaye Dyal as devisees under the Last Will and Testament of Jerry D. Norris, Sr., who died May 31, 2025, and his estate is being probated at Case No. 25P1242, Circuit Court for Davidson County, Tennessee and where Brenda Kaye Dyal was appointed the Executrix/Personal Representative.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1428 Sumner Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16TH day of SEPTEMBER, 2025

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, 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 Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 16TH day of SEPTEMBER, 2025.

Notary Public

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

JAMESON B BALDWIN
Printed Notary Name

My commission expires: 9/19/28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/16/25 (date of document).

Jennifer L Pennell

9/17/25

Date

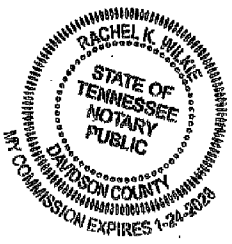
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/17, 2025.

Rachel K. Williams

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal