Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-4741

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23 day of September, 2025

Notary Public

Commission Expires: 4/17/29

WILLIAM T MONROE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 17, 2029
COUNTY OF SHELBY

Return to:
Summit Title & Escrow
6000 Poplar Avenue, Ste 225
Memphis, TN 37214

Karen Johnson Davidson County
Batch# 1328830 DEEDWARR
10/01/2025 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20251001-0078392

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial, LLC, a Texas Limited Liability Company 7703 N. Lamar Boulevard, #205 Austin, TX 78752	Music City Financial LLC, a Texas Limited Liability Company 828 Royal Parkway, Suite 204 Nashville, TN 37214	117-15-0A-054-00

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,

MFP, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Parcel No. 54, being Unit No. A-210, in a Horizontal Property Regime located on the Plat of Green Hills Terrace, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to MFP, LLC, by Warranty Deed from Carl Cole and wife Betty S. Cole, unmarried, of record in Instrument No. 20001020-0104274, in the Register's Office for Davidson County, Tennessee, dated October 12, 2000 and recorded on October 20, 2000. Judith Anne Gregory, sole member of MFP, LLC died on or about August 24, 2023. Reference is made to the Letters Testamentary issued to Sam H. Poteet, Jr. in the the Estate of Judith Anne Gregory, Docket No. 24P1046 of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plat of GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GREEN HILLS TERRACE Condominium of record in Book 5304, Page 702, as Amended in Book 7841, Page 557 and Amendment to Bylaws recorded in Book 9830, Page 181; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3879, Page 569; Easement recorded in Book 4317, Page 162 and Book 4320, Page 896; Easement for Right of Way, recorded in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514; All of the terms and provisions set forth and contained in that certain Lease between Green Hills Terrace, Lessor, and Web Service Company, Lessee, a memorandum of which is recorded in Book 7523, Page 260, and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, 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.

This is improved property known as: 1900 Richard Jones Rd A-210, Nashville, TN 37215

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 23 day of September, 2025.

MFP, LLC, a Limited Liability Company

By: _____
Sam H. Poteet, Jr., Executor of the Estate of Judith Anne Gregory, acting as Sole Member of MFP, LLC

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of September, 2025, before me personally appeared Sam H. Poteet, Jr., Executor of Estate of Judith Anne Gregory acting as Sole Member of MFP, LLC, 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 23 day of September, 2025.

_____
Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

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 09.23.2025 (date of document).

Affiant Signature

09.23.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 23 day of September, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

