WARRANTY DEED

Karen Johnson
Batch # 1338212
10/24/2025 11 19 55 AM
Fees $13 00 Taxes $888 00

Davidson County
DEEDWARR
2 pgs

20251024-0084761

LL-NWR-25-1115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/16/29

(AFFIX SEAL)

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
Music City Financial, LLC	**Same as New Owner**	
(NAME)	(NAME)	**091-04-0-019 00**
7703 N Lamar Blvd. STE 205		
(ADDRESS)	(ADDRESS)	
Austin, TX 78752		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASEY VARSHALLO FRIERSON, UNMARRIED AND BREND'NE SUMMERS COOPER, UNMARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, State of Tennessee, described as follows to wit

Being Lot No 30 on the Plat of GEO I Waddey's State Normal Subdivision, a plan of which is of record in Plat Book 421, Page 149, Register's Office for Davidson County, Tennessee

Said Lot No 30 fronts 50 feet on the westerly side of 38th Avenue North, and runs back between parallel lines, 150 feet to an alley

Being the same property conveyed to Brenda J Summers, unmarried by Warranty Deed from Bennie C Landrum, unmarried of record in Book 10750, page 104, Register's Office for Davidson County, Tennessee, dated December 31, 1997 and recorded on January 07, 1998

The said Brenda J Summers died intestate on August 3, 2024 Her interest in the subject property vested at her death in Brend'ne Summers Cooper and Casey Varshallo Frierson, her heirs at law, as evidenced by Affidavits of Heirship recorded as Instrument Nos 20250212-0010558, 20250212-0010559, 20250218-0011588, and 20250218-0011589
Subject property is not the primary residence of the Grantor(s) and/or the Grantor's spouse

This conveyance is subject to
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1115 38th Avenue N., Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 22nd DAY OF OCTOBER, 2025

Casey Varshallo Frierson

Brend'ne Summers Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY VARSHALLO FRIERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of October, 2025

Notary Public
My Commission Expires 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BREND'NE SUMMERS COOPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd of October, 2025

Notary Public
My Commission Expires 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212