Karen Johnson Davidson County
Batch# 1338902 DEEDWARR
10/28/2025 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20251028-0085516

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

B Hewton
Affiant

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 27th day of October, 2025.

Notary Public:
My Commission Expires: 6/20/28

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Stephen Bashipaka 1409 Chelsey Cr Franklin TN 37064	New Owner	072-04-0-140.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Music City Financial, LLC, a Texas Limited Liability Company,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Stephen Bashipaka, married**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 12, Block "D" on the Map of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Golf Street, the common corner of Lots 11 and 12; thence with the line between said lots, westerly 165 feet to the easterly line of Lot 13; thence with the line between Lots 12 and 13; northerly 80 feet to the south margin of Inglewood Circle North; thence with the same, easterly 141.5 feet to the beginning of a curve; thence around said curve, southeasterly 30.3 feet to the easterly margin of Golf Street; thence with the margin of the same, southerly 61 feet 1 inch to the beginning.

BEING the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Linda B. Jolly, unmarried, dated 10/22/2025 and recorded 10/23/2025 in Instrument No. 20251023-0084596, Register's Office for Davidson County, Tennessee.

NOTE: See POA For Linda Jolly recorded 10/23/2025 in Instrument No. 20251023-0084595, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Raymon A. Jolly and wife, Linda B. Jolly by Warranty Deed from James H. Aldred and wife, Delores S. Aldred, dated 8/2/1969 and recorded 8/22/1969 in Book 4359, Page 594, Register's Office for Davidson County, Tennessee. The said Raymon A. Jolly having since died on 9/18/2017, leaving Linda B. Jolly as the surviving spouse and tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 1700 Golf Street, Nashville, TN 37216

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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 27th day of October, 2025.

Music City Financial, LLC

BY:_____

Noah Viddal, Authorized Representative

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named **Noah Viddal**, with whom I am personally acquainted, and who, proved himself to be **Authorized Representative of Music City Financial, LLC., a Texas limited liability company**, the bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 27th day of October, 2025

_____

Notary Public at Large

My commission expires: 9/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 10/27/25.

Date

Affiant Signature

10/27/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of October, 2025.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY