THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is **$315,000.00**. **Affiant** Subscribed and sworn to before me, this **31st day of October, 2025**. **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1341780 DEEDWARR
11/04/2025 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20251104-0087622

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

WARRANTY DEED

Address of New Owner(s) as follows: Send Tax Bills To: **Music City Financial LLC** **828 Royal Parkway Suite 204** **Nashville, TN 37214**	Send Tax Bills To: SAME	Map-Parcel Numbers: **042-10-0-051** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mark Finley Hall, Stephen Douglas Hall and Karen Margaret Anthony, Heirs of Estate of George A. Hall, Jr.**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Music City Financial LLC, a Texas Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 2 on the Plan of Head's Addition, as of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Included but Excluded from the above described property is that portion in which was conveyed to the Metropolitan Government of Nashville and Davidson County by Sovran Bank/Central South, Successor Trustee of Commerce Union Bank as Testamentary Trustee under the Will of Karl M. Fischer, deceased of record In Will Book 69, page 205, Probate Clerk's Office for Davidson County, Tennessee, of record in Book 7454, page 625, Register's Office for Davidson County, Tennessee.

Title to the Property was vested in Cumberland Trust and Investment Company, as Successor Trustee Under the Will of Karl M. Fischer, by Trustee's Deed of record at Instrument No. 200307230103245 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to George A Hall, Jr. by Warranty deed from Cumberland Trust and Investment Company, as successor Trustee Under the Will of the Karl M Fischer of record in Instrument No. 20100420-0029801 Register's Office for Davidson County, Tennessee, dated 4/15/2010 and recorded on 4/20/2010. (Value of consideration shown in aforementioned deed $70,000.00.) Being also known as 100 South Graycroft Avenue Nashville, Tennessee 37115. See Affidavit of Heirship of record in Instrument No 202511040087621 **Registers Office for Davidson County, Tennessee.**

HE-2025-561

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **100 South Graycroft Avenue, Madison, TN 37115**.

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 in 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.

Witness my/our hand(s) this **31st day of October, 2025.**

Estate of George A. Hall, Jr.

By: Administrator/Personal Representative
Mark Finley Hall, Administrator/Personal Representative

By: Heir
Mark Finley Hall, Heir

STATE OF INDIANA
COUNTY OF Hamilton

On this 31st day of October, 2025, before me personally appeared Mark Finley Hall, Admininstrator/Personal Representative and Heir of the Estate of George A. Hall, Jr., 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 31st day of October, 2025.

Notary Signature
My commission expires:
3/8/2032

CHRISTINA MORRIS
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0678100
My Commission Expires Mar 8, 2032

Witness my/our hand(s) this **31st day of October, 2025.**

Estate of George A. Hall, Jr.

By: _____
Stephen Douglas Hall, Heir

STATE OF INDIANA
COUNTY OF Tippecanoe

On this 31st day of October, 2025, before me personally appeared Stephen Douglas Hall, Heir of the Estate of George A. Hall, Jr., 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 31st day of October, 2025.

_____
Notary Signature
My commission expires:
01.22.2031

KASHEENA L WILBUR
Notary Public - Seal
Tippecanoe County - State of Indiana
Commission Number NP0663064
My Commission Expires Jan 22, 2031

Witness my/our hand(s) this **31st day of October, 2025.**

Estate of George A. Hall, Jr.

By: Karen Margaret Anthony
Karen Margaret Anthony, Heir

STATE OF MISSOURI
COUNTY OF JACKSON

On this 31st day of October, 2025, before me personally appeared Karen Margaret Anthony, Heir of the Estate of George A. Hall, Jr., 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 31st day of October, 2025.

Holly Neri Hernandez
Notary Signature
My commission expires: 9/9/2027

HOLLY NERI HERNANDEZ
State of Missouri
Notary Public-Notary Seal
Commission # 15637364
My Commission Expires: 9/9/2027

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 10/31/25 (date of document).

Jennifer L. Pennell

11/4/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 11/4, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal