WARRANTY DEED
RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-34714-25-B

Karen Johnson Davidson County
Batch# 1342576 DEEDWARR
11/06/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251106-0088634

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST day of OCTOBER, 2025

NOTARY PUBLIC

My commission expires: 9/19/28

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
Jehody Property, LLC and Alyve Real Properties, LLC 365 BUCKINGHAM BLVD GALLATIN, TN 37066	Same address as new owner	042-10-0-051.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($340,000.00) 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, **JEHODY PROPERTY, LLC, A TENNSSEE LIMITED LIABILITY COMPANY, AND ALYVE REAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

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

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.

Being the same property conveyed to George A. Hall, Jr., a single man, from Cumberland Trust and Investment Company, as successor trustee under the Will of the Karl M. Fischer, by Special Warranty Deed dated April 15, 2010, and recorded April 20, 2010, in Instrument Number 20100420-0029801, said Register's Office. Being the same property title to which vested in Mark Finley Hall, Stephen Douglas Hall and Karen Margaret Anthony upon the death of their brother, George A. Hall, Jr., as all the heirs-at-law. (See Affidavits of Heirship of record in Instrument Nos. 20251104-0087621 and XXXXXXXXXXXXXXXXXXXXXXXXXXXX, in the Register's office of Davidson County, Tennessee). The said George A. Hall, Jr. having died intestate on August 14, 2025.

Being the same property conveyed to Music City Financial, LLC from Mark Finley Hall, Stephen Douglas Hall and Karen Margaret Anthony by deed, dated 10/31/25, and recorded 11/4/25 in Instrument Number 20251104-0087622, said Register's Office.

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: 100 South Graycroft Avenue, Madison, TN 37115

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 31ST day of OCTOBER, 2025

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal

Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 31ST day of OCTOBER, 2025.

Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

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

11/5/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 11/5, 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