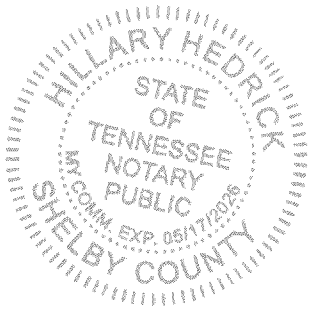


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $242,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of November, 2025.

NOTARY PUBLIC

My commission expires: 5/17/25

Karen Johnson Davidson County
Batch# 1342580 DEEDWARR
11/06/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $897.25
20251106-0088636

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MUSIC CITY FINANCIAL, LLC	MUSIC CITY FINANCIAL, LLC	086-07-0-085.00
(NAME)	(NAME)	
7703 North Lamar Blvd., #205	828 Royal Parkway, Ste. 204	
(ADDRESS)	(ADDRESS)	
Austin, TX 78752	Nashville, TN 37214	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Christen Caudill and Nate Caudill, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **MUSIC CITY FINANCIAL, LLC , a TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of JACKSON'S RETREAT, PHASE II, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

CHRISTEN POINTER NKA CHRISTEN CAUDILL, JOINED BY HER HUSBAND, NATHAN CAUDILL, conveyed said property to CHRISTEN CAUDILL AND NATHAN CAUDILL, WIFE AND HUSBAND, by Quitclaim Deed of record in as Instrument No. 20190806-0078040, dated July 30, 2019, said Register's Office and recorded on June 25, 2001.

This property is __unimproved _X_improved property known as: 1233 Jacksons Hill Road, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This property is unencumbered except for Building lines, dedications, reservations, subdivision restrictions and easements and other matters shown on the plat of JACKSON'S RETREAT, PHASE II, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 673; declaration of covenants conditions and restrictions recorded in Book 5741, Page 360, and Book 6176, Page 939; Charter for Jackson's Retreat Homeowners'

Association recorded as Book 5745, Page 283; and By Laws for Jackson's Retreat Homeowners' Association recorded as Book 5745, Page 294, all of record in the Register's Office of Davidson County Tennessee; and 2026 Davidson County real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

Witness our hands this 5th 3rd day of November, 2025.

Christen Caudill

Nate Caudill

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 5th 3rd day of November, 2025.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

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

KRISTEN WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 18, 2028