WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 3/10/29

(AFFIX SEAL)

Karen Johnson
Batch # 1348972
11/20/2025 02 18 32 PM
Fees $13 00 Taxes $566 10

Davidson County
DEEDWARR
2 pgs

20251120-0092904

LAUREN LARGENT NOTARY PUBLIC STATE OF TENNESSEE 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)	**070-09-0A-007.00-CO**
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, **LAETITIA ARMSTRONG, SINGLE AND JAMES SPEARS, SINGLE,** 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

Land in Davidson County, Tennessee, being Lot 7 of Curtis Hill Subdivision, as shown on the map of record in Instrument No 20060802-0094058, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Bridgett K Sweatt by Warranty Deed from Metropolitan Development And Housing Agency of record in Instrument No 20100929-0077643 Register's Office for Davidson County, Tennessee, dated September 10, 2010 and recorded on September 29, 2010

Said Bridgett K Sweatt aka Bridgette Sharon King-Sweatt having since died intestate on April 25, 2012, leaving Laetitia Armstrong and James Spears as her Heirs at Law as evidenced by Affidavit of Heirships of Record in Instrument No 20251120-0092902, and 20251120-0092903, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record as Instrument Number 20060802-0094058, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Curtis Hill Subdivision, of record in Instrument Number 20060726-0090481, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions for the Neighborhood Stabilization Program of the Metropolitan Development and Housing Agency, of record in Instrument Number 20100929-0077646, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3958, Page 86, and Book 3966, Page 115, in the Register's Office for Davidson County, Tennessee
- Water Line Easements of record in Book 2304, Page 553, Book 2304, Page 555, Book 2304, Page 557, and Book 2395, Page 635, in the Register's Office for Davidson County, Tennessee
- Permanent Easement and Temporary Construction Easement of record in Book 8616, Page 414, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3325 Curtis Hill Court, Nashville, Tennessee 37218**

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 14th DAY OF NOVEMBER, 2025

Laetitia Armstrong

James Spears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAETITIA ARMSTRONG, 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 14th of November, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES SPEARS, 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 14th of November, 2025

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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