This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7625-AJ

Karen Johnson Davidson County
Batch# 1351910 DEEDWARR
12/01/2025 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20251201-0095123

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2025.

Notary Public
My Commission Expires: 5/17/26

HILLARY HEDRICK NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. 05/17/2026 SHELBY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Financial LLC, a Texas limited lability company 7703 N. Lamar Blvd #205 Austin, Texas 78752	Music City Financial LLC, a Texas limited liability company 828 Royal Parkway, Ste 204 Nashville, TN 37214	108 03 0A 028.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Anthony Lynn Shirley as Conservator for Billy Joe Shirley** (individually and/or collectively, "Grantor"), transfer and convey unto **Music City Financial LLC, a Texas Limited Liability Company** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 28, Part of Lot 17, on the Plan of PHASE TWO, CONDOMINIUM SITE PLAN, SECTION THREE, PATIO VILLA, as of record in Plat Book 5200, Page 495, together with the Master Deed establishing Patio Villa Condominiums, of record in Book 5970, Page 829 with Correction recorded in Book 6014, Page 978 and Amendment to the By-Laws recorded in Book 6406, Page 799 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy Joe Shirley, unmarried, by Warranty Deed from William Anthony Duncan, Jr., unmarried, of record in Instrument 20160713-0071788, dated July 7, 2016 and recorded on July 13, 2016 in the Register's Office for Davidson County, Tennessee. Anthony Lynn Shirley has been appointed Conservator for the said Billy Joe Shirley with authority to sell the Property described herein as evidenced by the November 21, 2025 Order Approving Contract to Sell Real Property (Respondent's Personal Residence), In the Matter of: In Re: The Conservatorship of Billy Joe Shirley, Case No. 17P-649, filed In the Seventh Circuit (Probate) Court for Davidson County, Tennessee. Anthony Lynn Shirley executes this instrument in his capacity as said Conservator of Billy Joe Shirley.

This is improved property located at: **1002 Patio Drive, Nashville, TN 37214**.

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant

regime and building thereon; Charter for Patio Villa Condominium Association, Inc. recorded as Book 6031, Page 493; and Patio Villa Rules and Regulations recorded as Book 7266, Page 827, all of record in the Register's Office of Davidson **County**, Tennessee; and **2026 Davidson County,** Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of November, 2025.

GRANTOR:

Conservatorship of Billy Joe Shirley

By: Anthony Shirley Conservator of Billy Joe Shirley
Anthony Lynn Shirley, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony Lynn Shirley, Conservator for Billy Joe Shirley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of November, 2025.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

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 11.26.2025 (date of document).

Affiant Signature

11.26.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 26 day of November, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

