Karen Johnson Davidson County
Batch# 1352123 DEEDWARR
12/02/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20251202-0095392

WARRANTY DEED



STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$285,000.00**

Affiant

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

Notary Public
My Commission expires: 9/19/28
(Affix Seal)

THIS INSTRUMENT PREPARED BY
James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MUSIC CITY FINANCIAL LLC A TEXAS LIMITED LIABILITY COMPANY	**MUSIC CITY FINANCIAL LLC, A TEXAS LIMITED LIABILITY COMPANY**	**119 11 0 009.00**
828 ROYAL PKWY STE 204	**828 ROYAL PKWY STE 204**	
NASHVILLE TN 37214	**NASHVILLE TN 37214**	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FIVE THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

JOHN DAVID VADEN, JR., ADMINISTRATOR OF THE ESTATE OF MARY FRANCES BEACHBOARD

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel ID: 119 11 0 009.00

Being Lot No. 20 on the Plan of Mashburn Heights of record in Book 1835, Page I, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert M. Beachboard and wife, Mary F. Beachboard, by deed from Floyd P. Sawyer and wife, Doris L. Sawyer, dated December 30, 1985 and recorded on January 2, 1986 in Book 6753, Page 416, in the Register's Office of Davidson County, Tennessee. Robert M. Beachboard became deceased on August 29, 1999. Mary F. Beachboard became sole owner of the subject property as the surviving spouse. Mary F. Beachboard became deceased on June 3, 2023. The Intestate Estate was opened in the Seventh Circuit (Probate) Court for Davidson County, Tennessee at Nashville, Docket No. 24P1390 wherein John David Vaden, Jr. was appointed to serve as Administrator of the Estate by Court Order dated July 17, 2024. Honorable Judge Andra Hedrick, Seventh Circuit, Davidson County, Tennessee, signed an Order on November 7, 2025 expressly granting the sale of this property for the aforementioned purchase price, and granting authority to John David Vaden, Jr., to execute any and all closing documents, including but not limited to deeds of conveyance, on behalf of the Estate.

This is improved (_X_) unimproved (_) property known as 2705 LIVE OAK ROAD, NASHVILLE TN 37210.

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, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, 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 our hand(s) this 26 day of November 2025.

John David Vaden Jr.
JOHN DAVID VADEN, JR. Administrator of
the Estate of Mary Frances Beachboard
administrator of the Estate of
Mary Frances Beachboard

STATE OF Tennessee
COUNTY OF Davidson

Before me, Heather M. Miqui of the state and county mentioned, personally appeared JOHN DAVID VADEN, JR., Administrator of the Estate of Mary Frances Beachboard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons and executed the foregoing instrument for the purpose therein contained.

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

Heather M. Miqui
Notary Signature
My commission expires: August 22, 2028

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-22-2028

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 NOV 26, 25 (date of document).

Jennifer L Pennell

Dec 1, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 1, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

