Karen Johnson Davidson County
Batch# 1352880 DEEDWARR
12/02/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20251202-0095513

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

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 WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC, a Texas Limited Liability Company	SAME AS OWNER (NAME)	
828 Royal Parkway, Suite 204 (ADDRESS)	(ADDRESS)	049-16-0A-011.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Harvey Chrisman, Administrator of the Estate of Katherine Chrisman, deceased, and Vera Jones, and Faye Carothers and Harvey Chrisman,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Music City Financial, LLC, a Texas Limited Liability Company, hereinafter called the Grantees, their heirs 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 No. 11 of First Revision of Willow Trace Subdivision, Phase One, of record in Book 6900, Page 890, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Chrisman by Warranty Deed from William E. Powell Sr., dated September 29, 1989 and recorded October 2, 1989 in Book 7951, Page 245, Register's Office of Davidson County, Tennessee.

Katherine Chrisman died, unmarried and intestate, on February12, 2023, survived by Vera Jones, Faye Carothers, and Harvey Chrisman, as her sole heirs at law. By order of the Seventh Circuit Court for Davidson County, Tennessee entered November 21, 2025 in Case 23P-1786, in the case of Katherine Chrisman, Deceased, the within transaction was ratified and approved by the court and Harvey Chrisman, Administrator, was ordered to execute and deliver the within deed of conveyance for and on behalf of the Estate and all claiming thereunder.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 804 Willow Trace Ct, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 26th day of November, 2025.

WARRANTY DEED
(Continued)

Estate of Katherine Chrisman, deceased

Harvey Chrisman

By: Harvey Chrisman, Administrator

Frank W. Jones

Vera Jones By: Frank W. Jones, Conservator

Faye Carothers

Faye Carothers

Harvey Chrisman

Harvey Chrisman, Individually

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harvey Chrisman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be Administrator of the Estate of Katherine Chrisman, Deceased, and in his capacity as such Administrator, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 26th day of November, 2025.

Notary Public
My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank W. Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Conservator for Vera Jones, and in his capacity as such Conservator, acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Faye Carothers, and Harvey Chrisman, Individually the herein bargainor(s), 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 26th day of November, 2025.

Notary Public
My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

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, 2025 (date of document).

Jennifer L Pennell

Dec. 1, 2025

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

