WARRANTY DEED
RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-35382-25-B

Karen Johnson Davidson County
Batch# 1353217 DEEDWARR
12/03/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $702.63
20251203-0095930

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of Nov, 2025

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo Soto 1013 Chagford Drive Clarksville, TN 37043	Same address as new owner	049-16-0A-011-00 CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($189,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICARDO SOTO, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of First Revision of Willow Trace Subdivision, Phase One, of record in Book 6900, Page 890, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

INCLUDED IN THIS CONVEYANCE IS AN EASEMENT across a portion of Lot 10 for the encroachment onto Lot 10 of the residence on Lot 11, which easement is .5' in width, running parallel to and along the easterly side line of Lot 10 a distance of approximately 70' from the southeasterly front corner of Lot 10.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company from Harvey Chrisman, Administrator of the Estate of Katherin Chrisman, deceased, and Vera Jones, and Faye Carothers and Harvey Chrisman by Warranty Deed dated NOV 26, 25 and recorded 12/2/25, in Instrument Number 20251202-0095513, said Register's Office.

Being the same property conveyed to Katherine Chrisman from William E. Powell, Sr. by deed dated September 29, 1989, and recorded October 2, 1989, in Book 7951, Page 245, said Register's Office.
The said Katherine Chrisman having since died on February 12, 2023.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 804 Willow Trace Court, Whites Creek, TN 37189

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 26TH day of NOVEMBER, 2025

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N-Viddal
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 26TH day of NOVEMBER 2025.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

JAMESON BALDWIN
Printed Notary Name

My commission expires: 9/19/28

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

