WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-35233-25-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires:

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

Karen Johnson Davidson County
Batch# 1353641 DEEDWARR
12/04/2025 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20251204-0096235

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
Guillermo Noel Garcia Idiaques 624 Bayhill Court Hermitage, TN 37076	Same address as new owner	119-11-0-009.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars ($290,000.00) 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, **GUILLERMO NOEL GARCIA IDIAQUES DBA GI REMODELING 615**, 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. 20 on the Plan of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from John David Vaden, Jr Admin dated Nov 26, 25, and recorded 12/2/25, in Instrument Number 20251202-0095392, said Register's Office.

Being the same property conveyed to Robert M. Beachboard and wife, Mary F. Beachboard from Floyd P. Sawyer and wife, Doris L. Sawyer by deed dated December 30, 1985, and recorded January 2, 1986, in Book 6753, Page 416, said Register's Office. Also being the same property title to which vested in Mary F. Beachboard upon the death of her husband, Robert M. Beachboard on August 29, 1999. The said Mary F. Beachboard, also known as Mary Frances Beachboard, having since died on June 3, 2023, a widow. Probate was opened in the Seventh Circuit (Probate) Court for Davidson County, Tennessee as Docket No. 24P1390, where John David Vaden, Jr. was appointed as the Administrator/Personal Representative. Per Signed Consents and Final Order, said real property was vested into the Estate and the Sale was approved.

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: 2705 Live Oak Road, Nashville, TN 37210

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

