Karen Johnson Davidson County
Batch# 1359097 DEEDWARR
12/17/2025 03:08:30 PM 5 pgs
Fees: $28.00 Taxes: $740.00
20251217-0100492

# WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/17/28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MUSIC CITY FINANCIAL, LLC | SAME AS NEW OWNER | |
| (NAME) | (NAME) | 05911013300 |
| 828 ROYAL PKWY. SUITE 704 | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Shirley Dotson and Kathy Stamps, Co-Trustees of the Sadie Bell Irrevocable Trust, Shirley Dotson, Kathleen Stamps, Vanessa Howard aka Vanessa Bell, Emmanuel Keeble, Thurman Bell**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A 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. 404 on the plan of HAYNES MANOR, SECTION 3, as of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 404 fronts 65.00 feet on the Southerly side of Revels Drive and extends back 98.5 feet on the Easterly line and 158.7 feet on the Westerly line to a dead line in the rear measuring 88.6 feet thereon.**

**Being the same property being conveyed to Sadie Bell Irrevocable Trust, reserving a life estate unto Sadie Bell, by Quitclaim Deed from Sadie Bell, unmarried, of record in Instrument No. 20141217-0115165, in the Register's Office of Davidson County, Tennessee, dated November 03, 2014 and recorded on December 17, 2014. Sadie Bell died intestate on May 24, 2024. Affidavit(s) of Heirship as to Sadie Bell recorded in Instrument No. *** and Instrument No. ***, in the Register's Office for Davidson County, Tennessee, stating that the only heirs at law are daughters Shirley Dotson, Kathleen Stamps, and Vanessa Howard and son, Thurman Bell. Emmanuel Keeble joins in this conveyance as heir under the Sadie Bell Irrevocable Trust. *Vanessa Howard is one and the same person as Vanessa Bell.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved / improved x property, known as 725 Revels Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*** 202512170100487 202512170100488 202512170100489 202512170100490 202512170100491

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 hand this 12th day of December, 2025.

SHIRLEY DOTSON AND KATHY STAMPS, CO-TRUSTEES OF THE SADIE BELL IRREVOCABLE TRUST

Shirley Dotson
**By: Shirley Dotson, Co-Trustee**

Kathy Stamps
**By: Kathy Stamps, Co-Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public for said county and state, the within named **Shirley Dotson and Kathy Stamps** as **Co-Trustees of the Sadie Bell Irrevocable Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2025.

Cari Allen
Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28

Witness my hand this 12th day of December, 2025.

Shirley Dotson
**Shirley Dotson**

Kathleen Stamps
**Kathleen Stamps**

Vanessa Howard aka Vanessa Bell
**Vanessa Howard aka Vanessa Bell**

Emmanuel Keeble
**Emmanuel Keeble**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shirley Dotson, Kathleen Stamps, Vanessa Howard aka Vanessa Bell, and Emmanuel Keeble**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of December, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Witness my hand this 4th day of December, 2025.

Thurman Bell

STATE OF TENNESSEE
COUNTY OF Hardeman

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Thurman Bell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of December, 2025.

Notary Public

My Commission Expires April 25, 2027

EDNA BRYANT
STATE OF TENNESSEE
NOTARY PUBLIC
HARDEMAN COUNTY

# 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 Dec 12, 25 (date of document).

Jennifer L Pennell

Dec 15, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 15, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

