| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br>**Harpeth Escrow, LLC**<br>**117 Saundersville Road, Ste. 201**<br>**Hendersonville, TN 37075** | **STATE OF Tennessee**<br>**COUNTY OF ~~Davidson~~ Sumner**<br><br>The actual consideration or value, whichever is greater, for this transfer is **$382,000.00**.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this **15th day of December, 2025**.<br><br>**Notary Public**<br>**My commission expires:** _____ |

Karen Johnson Davidson County
Batch# 1360183 DEEDWARR
12/19/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20251219-0100965

JENNIFER MCEWEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-30-2028

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Mark White and Sue Steele White**<br>**4044 Brick Church Pike**<br>**Nashville, TN 37207** | **Liberty Federal Credit Union**<br>**P.O. Box 5129**<br>**Evansville, IN 47716** | **041-06-0-003.00**<br>Account No. |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Midtown Ventures, LLC, a Tennessee Limited Liability Company**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Mark White and Sue Steele White, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee,**

**Being Lot No. 7 on the Plan of Skyline, Section I, as of record in Book 2854, page 117, Register's Office for said County.**

**Said Lot No. 7 fronts 86 feet on the westerly side of Brick Church Pike and runs back 437.2 feet on the southerly line and 440.8 feet on the northerly line, to a dead line in the rear measuring 96.9 feet thereon.**

**Being the same property conveyed to Charles E. Tucker and wife, Peggy S. Tucker by Installment deed from A. D. Finn and wife, Mary F. Finn of record in Book 5803, page 912, Register's Office for Davidson County, Tennessee, dated October 01, 1981 and recorded on October 06, 1981.**

**Being the same property conveyed to Muse City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Peggy S. Tucker, a widowed woman and unremarried of record in Instrument No. 20241121-0091113 Register's Office for Davidson County, Tennessee, dated November 20, 2024 and recorded on November 21, 2024.**

**Being the same property conveyed to Midtown Ventures LLC, a Tennessee Limited Liability Company by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20241121-0091263 Register's Office for Davidson County, Tennessee, dated November 20, 2024 and recorded on November 21, 2024.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( ) property known as **4044 Brick Church Pike, Nashville, TN 37207**.

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 in 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 **15th day of December, 2025.**

**Midtown Ventures, LLC, a Tennessee Limited Liability Company**

**By:** _____
**Richard Duane Ward, Sole Member**

**STATE OF TENNESSEE**
**COUNTY OF ~~SUMNER~~** Davidson

**Before me,** Venikkia Cunningham **of the state and county mentioned, personally appeared Richard Duane Ward, Sole Member of Midtown Ventures, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Midtown Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such Richard Duane Ward, Sole Member of Midtown Ventures, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.**

**Witness my hand and seal, at office in** Nashville TN**, this 15th day of December, 2025.**

_____
**Notary Signature**

**Printed Name:** Venikkia Cunningham

**My commission expires:** 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**HE-2025-622**

# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 12/15/2025 (**date of document**).

**Affiant Signature**

12/15/25

**Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this 15th day of December, **20**25.

**Notary's Signature**
**My Commission Expires:**

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029