| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON |
|---|---|
| RECORD AND RETURN TO:<br>Limestone Title, LLC<br>580 Franklin Rd.<br>Suite 203<br>Franklin, Tennessee 37069<br>File No.: LNET-34913-25-B | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,050.00.<br>AFFIANT<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of DECEMBER, 2025<br>NOTARY PUBLIC<br>My commission expires: 9/19/28 |

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

| THIS INSTRUMENT PREPARED BY:<br>Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069 | | |
|---|---|---|
| ADDRESS NEW OWNER:<br>Delontay Issac, Jr.<br>404 Oakhaven Drive<br>Smyrna, TN 37167 | SEND TAX BILLS TO:<br>Same address as new owner | MAP-PARCEL NUMBERS<br>059-11-0-133.00 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETEEN THOUSAND FIFTY AND 00/100 Dollars ($219,050.00) 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, **DELONTAY ISSAC, JR., AN UNMARRIED 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. 404 on the Plan of Haynes Manor, Section 3, of record in Book 4175, Page 11, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 4045 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 conveyed to Music City Financial, LLC, by deed from the Trustees of the Sadie Bell Irrevocable Trust, dated ~~November XX~~ 12/12, 2025, of record in Instrument No. 20251217-0100492, said Register's office.

Being the same property conveyed to Sadie Bell Irrevocable Trust from Sadie Bell by Quitclaim Deed dated November 3, 2014, and recorded December 17, 2014, in Instrument Number 20141217-0115165, said Register's Office, in which Sadie Bell retained a life estate. Sadie Bell, also known as Sadie K. Bell, having since died on May 24, 2024, terminating her life estate.

Being the same property conveyed to Sadie Bell, unmarried, from Marva R. Southhall, unmarried, by Warranty Deed dated June 26, 2014, and recorded July 3, 2014, in Instrument Number 20140703-0058680, said Register's Office (Deed signed Marva R. Southall).

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: 725 Revels Drive, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1360242 DEEDWARR
12/19/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $810.49
20251219-0101044

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 12TH day of DECEMBER, 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 12TH day of DECEMBER, 2025.

Notary Public

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

JAMESON B 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 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

