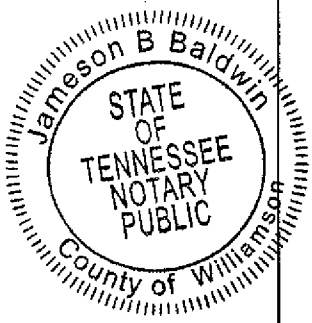
# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361978 DEEDWARR
12/29/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20251229-0102787




STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/19/28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Music City Financial, LLC, a Texas limited liability company | NEW OWNER | |
| (NAME) | (NAME) | |
| 828 Royal Parkway, Suite 204 | | 116 12 0 063.00 |
| (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, I, **GIBSON ELIZABETH MCKAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 25, Block "D", on the Map of WOODMONT LANE HOMESITES, as of record in Plat Book 1130, Page 13, Register's Office for said County.**

**Said Lot No. 25 fronts 60 feet on the Easterly side of Tulane Court, and runs back 205.9 feet on the Northerly line and 190.3 feet on the Southerly line to a deadline in the rear, which is a broken line, on which it measures 134.5 feet.**

**Being the same property conveyed to Nathaniel Porter McKay and wife, Gibson McKay, by Warranty Deed from Robert E. Stoltz and wife, Francie Stoltz, of record in Book 2144, Page 296, in the Register's Office of Davidson County, Tennessee, dated April 30, 1953, and recorded on May 04, 1953. The said Nathaniel Porter McKay died on June 18, 1969, leaving Gibson McKay as surviving tenant by the entirety.**

**Being the same property conveyed to Lillian Bondurant McKay Farrar and Gibson Elizabeth McKay, as joint tenants with right of survivorship, by Quitclaim Deed from Gibson McKay, having been predeceased by my husband, Nathaniel Porter McKay, reserving to myself a life estate, of record in Book 9790, Page 369, in the Register's Office of Davidson County, Tennessee, dated August 25, 1995, and recorded on September 11, 1995. The said Gibson McKay died on January 14, 2002.**

**Being the same property conveyed to Gibson Elizabeth McKay, by Quitclaim Deed from Lillian Bondurant McKay Farrar, of record in Instrument No. 20030221-0023632, in the Register's Office of Davidson County, Tennessee, dated February 17, 2003, and recorded on February 21, 2003.**

**Property has never been a martial residence for the Grantor.**

MO2025-1507

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3808 Tulane Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 17 day of December, 2025

Gibson Elizabeth McKay
GIBSON ELIZABETH MCKAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gibson Elizabeth McKay, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of December, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Notary Public

MO2025-1507

# 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 17, 25 (date of document).

Jennifer L Pennell

Dec 23, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 23, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

