Karen Johnson Davidson County
Batch# 1364178 DEEDWARR
12/31/2025 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20251231-0104537

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-35531-25-B

Jamieson 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 $705,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2025

NOTARY PUBLIC

My commission expires: 4/12/28

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
FanFlip, LLC 2201 North Berrys Chapel Road Franklin, TN 37069	Same address as new owner	116-12-0-063

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIVE THOUSAND AND 00/100 Dollars ($705,000.00) 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, **FANFLIP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 25, Block D on the Plan of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

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 dead line in the rear, which is a broken line, on which it measures 134.5 feet.

Being the same property conveyed to Music City Financial, LLC from Gibson Elizabeth McKay, by Warranty Deed dated 12/23/25, and recorded 12/29/25, in Instrument Number 20251229-0102787, said Register's Office

Being the same property conveyed to Gibson Elizabeth McKay from Lillian Bondurant McKay Farrar by Quitclaim Deed dated February 17, 2003, and recorded February 21, 2003, in Instrument Number 20030221-0023632, said Register's Office.

Being the same property conveyed to Lillian Bondurant McKay Farrar and Gibson Elizabeth McKay, as joint tenants with right of survivorship, from Gibson McKay, reserving a life estate, by Quitclaim Deed dated August 25, 1995, and recorded September 11, 1995, in Book 9790, Page 369, said Register's Office.

Being the same property conveyed to Nathaniel Porter McKay and wife, Gibson McKay from Robert E. Stoltz and wife, Francie Stoltz by deed dated April 30, 1953, and recorded May 4, 1953, in Book 2144, Page 296, said Register's Office.

Nathaniel Porter McKay having predeceased Gibson McKay. The said Gibson McKay having died on January 14, 2002, thereby terminating her life estate.

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: 3808 Tulane Court, Nashville, TN 37215

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 29TH 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 29TH day of DECEMBER, 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 Dec 29, 25 (date of document).

Jennifer L Pennell

Dec 31, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 31, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

