Karen Johnson Davidson County
Batch# 1366336 DEEDWARR
01/06/2026 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20260106-0001164

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-36294-25-B

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 $410,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2025

NOTARY PUBLIC

My commission expires: 9/19/28

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
SMAC Development, LLC 30 N Gould St Suite R Sheridan, WY 82801	Same address as new owner	090-15-0-086.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TEN THOUSAND AND 00/100 Dollars ($410,000.00) 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, **SMAC DEVELOPMENT, LLC, A WYOMING 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:

See Exhibit "A"

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: 436 Annex Avenue, Nashville, TN 37209

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 30TH 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 30TH day of DECEMBER, 2025.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

JAMESON B BALDWIN

Printed Notary Name

My commission expires: 9/19/28

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1075 on the Plan of Charlotte Park, Section XV, of record in Book 3300, Page 75, Register's Office for said County, being more particularly described as follows:

Beginning on the southwesterly margin of Galaxie Drive, the common front corner of Lots 1075 and 1076; thence with the line between said lots, southwesterly 125.2 feet to a point, corner of Lot No. 1074; thence with the line between Lots 1074 and 1075, northwesterly 125 feet to a point in the southeasterly margin of Annex Avenue; thence with the margin of said Annex Avenue, northeasterly 110.09 feet to a concrete monument at the beginning of a curve; thence with said curve in a northeasterly direction 39.71 feet to a concrete monument in the southwesterly margin of Galaxie Drive; thence with the southwesterly margin of Galaxie Drive, southeasterly 26.13 feet to a concrete monument and continuing on southeasterly 68.02 feet to the beginning.

Being the same property conveyed to Music City Financial, LLC, by deed from Tara Peek Richardson, Noel A. Ogle, and Cher N. Tawater, dated December 30, 2025, and filed for record as Instrument No. 20260105-0000194, in the Register's office of Davidson County, Tennessee.

Being the same property conveyed to Troy Wayne Evans from Bonnie Proctor Evans by Quitclaim Deed dated March 14, 1990, and recorded March 14, 1990, in Book 8064, Page 531, said Register's Office. The said Troy Wayne Evans having died a widower, testate, on July 7, 2025. Probate was opened in the Seventh Circuit Probate Court for Davidson County, Tennessee, as Docket No. 25P1487 where Tara Peek Richardson as appointed as the Executrix of the Estate. Per the Last Will and Testament of Troy W. Evans, Tara Peek Richardson, Noel A. Ogle and Cher N. Tawater, are devisees under the Last Will and Testament and Phyllis M. Evans, wife of Troy W. Evans, was to receive a life estate in the real property, but she predeceased him on February 16, 2023, which terminated her life estate interest she had in the above-described property.

Being the same property conveyed to Troy W. Evans and wife, Bonnie P. Evans from Larry Darwin Lankford and wife, Virginia Faye Lankford, by Warranty Deed dated July 25, 1966, and recorded July 28, 1966, in Book 4040, Page 755, said Register's Office.

INCLUDED WITHIN THE ABOVE-DESCRIBED PROPERTY BUT HEREBY EXCLUDED from this conveyance is the following described tract:

Beginning at a point in the southerly margin of Annex Avenue, said point being the northeasterly corner of the Michael A. Watts, et ux property, as of record in Deed Book 4957, page 751 R.O.D.C., TN, said point being the Northwesterly corner of the tract herein described; Thence, with the southerly margin of Annex Avenue and a curve to the right having a central angle of 00 degrees 42 minutes 31 seconds, a radius of 1293.50 feet, a length of 16.00 feet and a chord bearing and distance of North 51 degrees 57 minutes 18 seconds East, 16.00 feet; Thence, crossing the Troy Wayne Evans property, as of record in Deed Book 8064, page 531 R.O.D.C., TN, South 37 degrees 41 minutes 26 seconds East, 18.00 feet to the beginning of a curve to the left; Thence, with said curve having a central angle of 00 degrees 42 minutes 44 Seconds, a radius of 1275.50 feet, a length of 15.85 feet and a chord bearing and distance of South 51 degrees 57 minutes 12 seconds West, 15.85 feet; Thence, a common line with the Michael A. Watts, et ux property, as of record in Deed Book 4957, page 751 R.O.D.C., TN, North 38 degrees 09 minutes 34 seconds West, 18.00 feet to the point of beginning. Containing 287 sq. ft. or 0.007 acres, more or less.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County from Troy Way Evans, by Warranty Deed dated December 10, 2003, and recorded January 9, 2004, in Instrument Number 20040109-0003632, said Register's Office.

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 30, 25 (date of document).

Jennifer L Pennell

Jan 6, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 6, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

