Karen Johnson Davidson County
Batch# 1369417 DEEDWARR
01/13/2026 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20260113-0003127

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-7900-TM

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2026.

Notary Public
My Commission Expires: 4/17/29

WILLIAM T MONROE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 17, 2029
COUNTY OF SHELBY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Music City Financial, LLC<br>a Texas Limited Liabilty Company<br>7703 North Lamar Boulevard, #205<br>Austin, TX 78752 | Music City Financial, LLC<br>a Texas Limited Liabilty Company<br>828 Royal Parkway, Suite 204<br>Nashville, TN 37214 | 060 07 0 021.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **David Leon Russell, Jr., Administrator of the Estate of David Leon Russell, Sr., deceased** (individually and/or collectively, "Grantor"), transfer and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** (individually and/or collectively, "Grantee"), 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. 27 on the Plan of SECTION 6, HILLHURST ACRES, of record in Plat Book 2854, Page 62, said Register's Office.

Said Lot No. 27 fronts 94.50 feet on the Northerly margin of Lyndale Drive and extends back 204.5 feet on the Westerly line and 189.5 feet on the Easterly line to a deadline in the rear measuring 112.0 feet thereon.

Being the same property conveyed to David Russell and wife, Larita Russell, by Warranty Deed from Ernest Gentry and wife, Shronder B. Gentry, of record in Book 9970, Page 935, in the Register's Office for Davidson County, Tennessee, dated February 26, 1996, and recorded on March 6, 1996. The marriage between Larita Russell and David Russell aka David Leon Russell, Sr. was continuous and uninterrupted until the death of Larita Russell on December 6, 2003, leaving David Russell as the surviving tenant by the entirety. David Russell aka David Leon Russell, Sr. died intestate on June 30, 2025. David Leon Russell, Jr., executes this instrument as the Administrator of the Estate of David Leon Russell, Sr., pursuant to the Agreed Order to Bring Real Property into the Estate and the Agreed Order Approving Contract for Sale of Real Property, each filed on December 29, 2025 at Docket No. 25P P1828 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) at Nashville.

This is improved property located at: 3015 Lyndale Drive, 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 7th day of January, 2026.

GRANTOR:

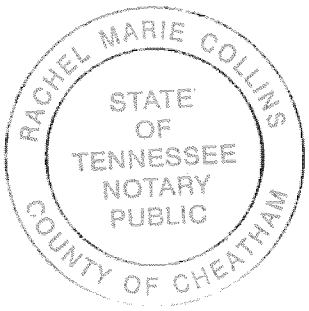
The Estate of David Leon Russell, Sr., deceased

By: David L Russell Jr
David Leon Russell, Jr., Administrator

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 David Leon Russell, Jr., Administrator of the Estate of David Leon Russell, Sr., deceased, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of January, 2026.




Rachel Marie Collins
Notary Public
My Commission expires: 3.21.2028

**Tennessee Certification of Electronic Document**

I, Susan Pack Davis, 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 01.07.2026 (date of document).

Affiant Signature

01.07.2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 07 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 4/17/29

NOTARY'S SEAL

WILLIAM T MONROE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 17, 2029
COUNTY OF SHELBY