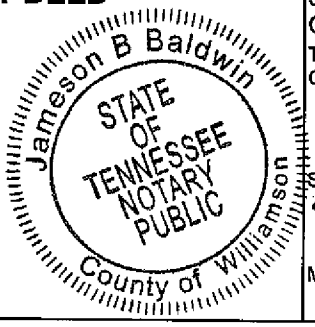
WARRANTY DEED



STATE OF TENNESSEE (GS)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$226,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/19/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Music City Financial, LLC a Texas Limited Liability Company	Music City Financial, LLC a Texas Limited Liability Company	053-080-081.00
(NAME)	(NAME)	Karen Johnson Davidson County
828 Royal Parkway Ste 204	828 Royal Parkway Ste 204	Batch# 1371626 DEEDWARR
(ADDRESS)	(ADDRESS)	01/22/2026 08:58:30 AM 6 pgs
Nashville, TN 37214	Nashville, TN 37214	Fees: $33.00 Taxes: $836.20
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20260122-0005170

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Estate of Jarrett Chet Landrum In the Probate Court for Davidson County, Tennessee, at Nashville, Docket No. 25P934, Jamie Messina, as Personal Representataive and Jennifer Lemmons, Jay Landrum and Jamie Messina, as Heirs at Law, hereinafter called the GRANTOR(S), has/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 GRANTEE(S), his/her/their 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. 24 of Block 3 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as shown on plat of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
Being part of the same property conveyed to Jesse Daniel Harmon by Warranty Deed from Chestalee Pennington and Mary A. Pennington, dated 09/25/1948, of record in Book 1640, Page 205, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jessie E. Neahous, a widower by Quitclaim Deed from Jesse Daniel Harmon, a widower, dated 06/08/1988, of record in Book 7569, Page 463, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jarrett C. Landrum and Deloris M. Landrum, married by Quitclaim Deed from Jessie E. Neahous, a widower, dated 03/14/1996, of record in Book 9979, Page 563, Register's Office for Davidson County, Tennessee.

The said Deloris M. Landrum died on _____ leaving the said Jarrett C. Landrum the sole surviving tenant by the entirety.
The said Jarrett C. Landrum died intestate on April 13, 2025, leaving the said Jamie Messina, as Personal Representative and Jennifer Lemmons, Jay Landrum, and Jamie Messina, as Heirs at Law of the Estate of Jarrett C. Landrum, deceased, as evidenced in File No. 25P934, Probate Court Clerk's Office for Davidson County, Tennessee and as evidenced in the Affidavit of Heirship Book __*__ Page_____ for Davidson County, Tennessee.

* 202601220005169

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 109 26th Street, Old Hickory, TN 37138

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Estate of Jarrett Chet Landrum In the Probate Court for Davidson County, Tennessee, at Nashville, Docket No. 25P934

By: Jamie Messina, Administrator
Jamie Messina, Administrator/Personal Representative

Jamie Messina, Heir of Jarrett Chet Landrum
Jamie Messina, Heir of Jarrett Chet Landrum

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 Jamie Messina, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she is the heir of Jarrett Chet Landrum and the administrator of the estate of Jarrett Chet Landrum and is authorized to executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 Day of Jan. 2026

Melodie Crawford
Notary Public:
My Commission Expires: July 2, 2029

MELODIE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Effective the 16 Day of January 2026

Estate of Jarrett Chet Landrum In the Probate Court for Davidson County, Tennessee, at Nashville, Docket No. 25P934

Jennifer Lemmons, Heir of Jarrett Chet Landrum

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Lemmons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she is the Heir of Jarrett Chet Landrum and is authorized to executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 Day of January 2026

Notary Public:
My Commission Expires: 10/10/2027

SUSAN M BUNTING
NOTARY PUBLIC
Kentucky, State At Large
Commission # KYNP78865
My Commission Expires 10/10/2027

Estate of Jarrett Chet Landrum In the Probate Court for Davidson County, Tennessee, at Nashville, Docket No. 25P934

Jay Landrum, Heir of Jarrett Chet Landrum

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay Landrum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she is the Heir of Jarrett Chet Landrum and is authorized to executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 Day of January 2026

Notary Public:
My Commission Expires: 4-19-2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

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 Jan 16, 26 (date of document).

Jennifer Pennell

Jan 20, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 20, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal