WARRANTY DEED RECORD AND RETURN TO: Limestone Title, LLC 580 Franklin Rd. Suite 203 Franklin, Tennessee 37069 File No.: LNET-36527-25-B	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00. Jessie Berryhill AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of Jan 2026 NOTARY PUBLIC My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY: Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: 852 Properties, LLC PO Box 90867 Nashville, TN 37209	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 053-08-0-081.00 / 053-08-0-082.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($239,900.00) 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, **852 PROPERTIES, 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. 24 and the easterly one-half of Lot No. 23, Block 3, on the Plan of Dabbs and Elliott's Subdivision No. 1, of record in Book 547, Page 97, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Music City Financial, LLC from Jamie Messina, Administrator/Personal Representative of Estate of Jarrett Chet Landrum In the Probate Court for Davidson County, Tennessee, at Nashville, Docket No. 25P934, Jennifer Lemmons, Jay Landrum, and Jamie Messina by Warranty Deed recorded in Instrument No. **20260122-0005170**, said Register's Office.

Being the same property conveyed to Jarrett C. Landrum and Deloris M. Landrum from Jessie E. Neahous, a widower, by Quitclaim Deed dated March 14, 1996, and recorded March 14, 1996, in Book 9979, Page 563, said Register's Office. Being the same property title to which vested in Jarrett C. Landrum upon the death of his wife, Deloris M. Landrum, by reason of their tenancy by the entirety. Deloris M. Landrum died April 13, 2005. Jarrett C. Landrum married Charlotte R. (Charlie) Springman Landrum after the death of his first wife. Charlotte Rae Landrum died January 21, 2022. Jarrett C. Landrum died April 3, 2025, a widower and intestate. Probate was opened in the Probate Court for Davidson County, Tennessee, at Nashville, as Docket No. 25P934 where Jamie Messina was appointed the Administrator of the Estate of Jarrett C. Landrum. Jennifer Lemmons, Jay Landrum, and Jamie Messina were the only heirs at law of Jarrett C. Landrum as evidenced by Affidavit of Heirship of record in Instrument No. **20260122-0005169** and Instrument No. **XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX**, said Register's Office.

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: 109 26th Street, Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 1372859 DEEDWARR
01/23/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20260123-0005715

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 16TH day of JANUARY, 2026

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 16TH day of JANUARY, 2026

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

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 L Pennell

Jan 20, 26

Date

State of TENNESSEE
County of WILLIAMSON

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

