Karen Johnson Davidson County
Batch# 1375395 DEEDWARR
02/03/2026 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20260203-0007409

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-169

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 $287,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of January, 2026

Notary Public

Commission Expires: 9/19/28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial, LLC 828 Royal Parkway Ste 204 Nashville, TN 372164	NEW OWNER	072 08 0 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Debra Word Gulley and husband, L. Michael Gulley, as tenants by the entireties

HEREINAFTER REFERRED TO AS THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 57, on the plan of Dalewood, Section 1, as shown on plat of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from The Heirs at law of Joyce A. Fowler, Vickie Elkins, Rick Moore, Pauline C. Hindsley, and James F. Fowler, III to Debra D. Word, a single woman, of record in Instrument No. 20050705-0076969 in Davidson County, Tennessee Register of Deeds, dated June 29, 2005 and recorded July 05, 2005.

BEING a portion of the same property conveyed by Warranty Deed from Debra Word Gulley (formerly, Debra D. Word) to Debra Word Gulley and husband, L. Michael Gulley, as tenants by the entireties of record in Instrument No. 20150128-0008268 in Davidson County, Tennessee Register of Deeds, dated January 23, 2015 and recorded January 28, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2217 Pinewood Road, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Dated this the 28th day of January, 2026.

L. Michael Gulley

Debra Word Gulley

Debra Word Gulley

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of January, 2026, before me personally appeared L. Michael Gulley and Debra Word Gulley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of January, 2026.

Tanya Stafford

Notary Signature
My commission expires: 1-5-2028



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 28, 26 (date of document).

Jennifer Pennell

Jan 29, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 29, 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