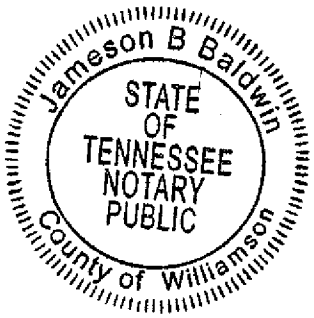


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of February, 2026.

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1383849 DEEDWARR
02/20/2026 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260220-0013807

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Music City Financial, LLC	SAME AS NEW OWNER	161-10-0-012.00
(NAME)	(NAME)	
828 Royal Parkway, Ste. 204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Joseph P. McCallister and/or Rachel M. McAllister, Trustees of the Joseph O. McAllister and Rachel McAllister, Co-Trustees of the Joseph & Rachel McAllister Living Trust, established by the Revocable Trust Agreement of Joseph P. McAllister and Rachel M. McAllister dated May 11, 2022,** hereinafter called the **GRANTOR(S)**, have/has 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 successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the plan of Section One, Huntington Park, of record in Book 4172, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Joseph P. McAllister and wife, Rachel M. McAllister by Warranty Deed form Joyce Ann Brownlow, unmarried, of record in Book 6242, page 321, Register's Office for Davidson County, Tennessee, dated March 2, 1984.

Being part of the same property conveyed to Joseph P. McCallister and/or Rachel M. McAllister, Trustees of the Joseph & Rachel McAllister Living Trust, established by the Revocalbe Trust Agreement of Joseph P. McAllister and Rachel M. McAllister dated May 11, 2022, by Quitclaim Deed from Joseph P. McAllister and wife, Rachel M. McAllister of record as Instrument No. 20220518-0057742, said Register's Office, dated May 11, 2022.

This property is __unimproved _X_improved property known as: 606 Huntington Pkwy, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of February, 2026.

The Joseph & Rachel McAllister Living Trust, established by the Revocable Trust Agreement of Joseph P. McAllister and Rachel M. McAllister dated May 11, 2022

By: _____, co-Trustee
Joseph P. McAllister, Co-Trustee

By: _____ co-trustee
Rachel McAllister, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph P. McAllister and Rachel McAllister with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Trustees of The Joseph & Rachel McAllister Living Trust, established by the Revocable Trust Agreement of Joseph P. McAllister and Rachel M. McAllister dated May 11, 2022, and in their capacity as such Co-Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of February, 2026.

_____
Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

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 2/18/26 (date of document).

Jennifer L. Pennell

2/20/26

Date

State of TENNESSEE
County of WILLIAMSON

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

Notary's Signature

My Commission Expires: _____

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

Notary's Seal