Karen Johnson Davidson County
Batch# 1384075 DEEDWARR
02/23/2026 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260223-0014146

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-37190-26-B

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 $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of FEBRUARY, 2026

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grey Street Properties, LLC 104 Rob Roy Court Franklin, TN 37064	Same address as new owner	161-10-0-012.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 Dollars ($290,000.00) 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, **GREY STREET 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. 70 on the Plan of Section One, Huntington Park, of record in Book 4175, Page 10, Register's Office for said County.

Said Lot No. 70 fronts 73.0 feet on the northerly margin of Huntington Parkway and extends back 135.0 feet on the easterly line and 198.0 feet on the westerly line to a dead line in the rear, measuring 96.7 feet thereon.

Being the same property conveyed to Music City Financial, LLC from Joseph P. McAllister and/or Rachel M. McAllister, 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, by Warranty Deed dated 2/18/26, and recorded 2/20/26, in Instrument Number 20260220-0013807, said Register's Office.

Being a portion of the same property conveyed to Joseph P. McAllister and/or Rachel M. McAllister, 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, from Joseph P. McAllister and wife, Rachel M. McAllister by Quitclaim Deed dated May 11, 2022, and recorded May 18, 2022, in Instrument Number 20220518-0057742, said Register's Office.

Also being the same property conveyed to Joseph P. McAllister and wife, Rachel M. McAllister from Joyce Ann Brownlow, unmarried, by Warranty Deed dated March 2, 1984, and recorded March 5, 1984, in Book 6242, Page 320, 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: 606 Huntington Parkway, Nashville, TN 37211

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 18 day of FEBRUARY, 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 18 day of FEBRUARY, 2026.



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 2/18/26 (date of document).

Jennifer 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