Karen Johnson Davidson County
Batch# 1384896 DEEDWARR
02/24/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20260224-0014551

WARRANTY DEED

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF Feb, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-25-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Management Investments LLC	New Owner	
(NAME)	(NAME)	117 09 0C 056.00
430 Emmit Ave (ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ELIZABETH SMITH MCLELLAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPHINE DAVENPORT BARRINGER, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY MANAGEMENT INVESTMENTS LLC**, 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:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of BURLINGTON, a Planned Unit Development, as of record in Plat Book 5200, Page 403 through 406, and as amended in Book 6150, Page 774, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Josephine Davenport Barringer, an unmarried woman, by Warranty Deed from Jane Howland and Anita Smith, as equal tenants in common, of record in Instrument No. 20190726-0073570, in the Register's Office of Davidson County, Tennessee, dated July 25, 2019, and recorded on July 26, 2019. The said Josephine Davenport Barringer died on October 10, 2024, testate, pursuant to Probate Case No. 25P335 Davidson County Seventh Circuit Court, Elizabeth Smith McLellan, as personal representative of the Estate of Josephine Davenport Barringer, is authorized to convey said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 105 Burlington Ct, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness my hand this 23rd day of December, 2025

The Estate of Josephine Davenport Barringer

BY: _____
Elizabeth Smith McLellan, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Elizabeth Smith McLellan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself to be the Personal Representative of the Estate of Josephine Davenport Barringer, the within name bargainer, and that she as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate, as Elizabeth Smith McLellan, Personal Representative.

that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2025.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

Tennessee Certification of Electronic Document

I, Justin Foster 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 2-23-26 (date of document).

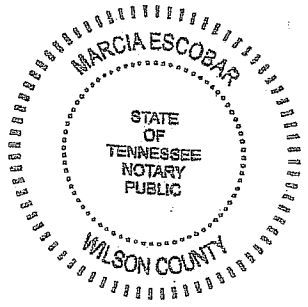
Affiant Signature

2-23-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of Feb, 24.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027