WARRANTY DEED

Karen Johnson Davidson County
Batch # 1386162 DEEDWARR
02/26/2026 03:21:56 PM 2 pgs
Fees: $13.00 Taxes: $5,013.50

20260226-0015483

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,355,000.00.

N. Vidda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Financial, LLC	NEW OWNER	Map: 060-03-0-180.00, 060-03-0-188.00, 060-03-0-179.00, 060-03-0-187.00, 041-15-0-089.00, 041-15-0-117.00, 050-03-0-06500, 050-03-0-116.00, 041-15-0-118.00, 041-15-0-072.00, 052-08-0-173.00, 052-08-0-110.00, 060-07-0-140.00 and 060-07-0-142.00
(NAME) 7703 N Lamar Blvd, S-205	(NAME)	
(ADDRESS) Austin, TX 78752	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($1,355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATTHEW P. SIMMONS, EXECUTOR OF THE ESTATE OF JOAN P. SIMMONS,

HEREINAFTER CALLED 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, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 1A, 1B, 2A, 2B, 4A and 4B on the Zone Lot Division of Lots 1, 2, 3 & 4 on the Plan of C.M. Richmond Subdivision, of record in Plat Book 6250, Page 199, amending Plat Book 6050, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Land in Davidson County, Tennessee, being Lot Nos. 10-A, 10-B, 128-A, 128-B, 137-A and 137-B on the Plan of Zone Lot Division of Lots 9 thru 13, 128 & 137 of Bellshire Terrace, Section One, Phase Two, of record in Plat Book 6250, Page 772, amending Plat Book 6250, Pages 179 and 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RE-26-MULTI

Being Lot Nos. 24A and 24B on the Zone Lot Division of Lots Nos. 3, 4, 7, 8, 19, 24, 25 & 26, Meadow Bend Subdivision, Section Two, of record in Book 6250, Page 278, amending Plat Book 5800, Page 275, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to H. Clifton Simmons and wife, Joan Simmons by Deeds of record in Book 6488, Page 90, Book 6488, Page 97, Book 6857, Page 214, Book 6446, Page 832, Book 6431, Page 855, Book 6431, Page 862, Book 6525, Page 503, Book 6446, Page 839, and Book 6525, Page 505, Register's Office for Davidson County, Tennessee. The said H. Clifton Simmons died 1/1/19 and title vested in Joan P. Simmons, as surviving tenant by the entirety. The said Joan P. Simmons died testate on 1/13/25. The Grantor herein executes this instrument as Executor of the Estate of Joan P. Simmons pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 25P311.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 199, amending Plat Book 6050, Page 33, and Plat Book 6250, Page 772, amending Plat Book 6250, Pages 179 and 180, and Plat Book 6250, Page 278, amending Plat Book 5800, Page 275, and Plat Book 6250, Page 199, amending Plat Book 6050, Page 33, and Amendment in Book 6395, Page 680, said Register's Office; (3) Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County of record in Book 6932, Page 81, in the Register's Office for Davidson County, Tennessee; (4) Easement to Madison Suburban Utility District of record in Book 2549, Page 161, Book 2549, Page 589, Book 6275, Page 707, Book 6636, Page 827, and Book 6636, Page 830, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer Easement of record in Book 5584, Page 884 and Book 6077, Page 488, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6180, Page 250, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 212-C Ewing Drive, Nashville, TN 37207
212-D Ewing Drive, Nashville, TN 37207
214-A Ewing Drive, Nashville, TN 37207
214-B Ewing Drive, Nashville, TN 37207
1225 Tuckahoe Drive, Nashville, TN 37207
1227 Tuckahoe Drive, Nashville, TN 37207
1229 Tuckahoe Drive, Nashville, TN 37207
1231 Tuckahoe Drive, Nashville, TN 37207
1300 Bellshire Terrace, Nashville, TN 37207
1302 Bellshire Terrace, Nashville, TN 37207
1520 Meadow Bend Drive, Madison, TN 37115
1522 Meadow Bend Drive, Madison, TN 37115
3021-A Lyndale Drive, Nashville, TN 37207
3021-B Lyndale Drive, Nashville, TN 37207
(House No.) (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 our hands this 23rd day of February, 2026.

The Estate of Joan P. Simmons

BY: _____
Matthew P. Simmons, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew P. Simmons with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Executor of The Estate of Joan P. Simmons, the within named bargainer, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of February, 2026.

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY