Karen Johnson Davidson County
Batch# 1386961 DEEDWARR
03/02/2026 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260302-0015987

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-36417-25

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Mattie Tindall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2026

NOTARY PUBLIC

My commission expires: 11.28.26

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
Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214	Same address as new owner	105-09-0-234.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED NINETY THOUSAND AND 00/100 Dollars ($690,000.00) 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, **MATTIE TINDALL, CO-EXECUTOR OF THE ESTATE OF ADDIE JOE FITZGERALD AND BOBBY FITZGERALD, CO- EXECUTOR OF THE ESTATE OF ADDIE JOE FITZGERALD**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY FINANCIAL, LLC, A TEXAS 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. 9 on the G. R. Huline Plan of Subdivision, Lots 37 and 38, Waverly Land Co. Addition to Nashville, Tenn, of record in Book 421, Page 163, Register's Office for said County, as more particularly described as follows:

Said Lot No. 9 fronts 50 feet on the southerly side of Caldwell Avenue and runs back 159 feet more or less to Thurston Avenue and shows 52 feet on said Avenue.

Being the same property conveyed to Alvin M. Fitzgerald and wife, Addie Joe Fitzgerald from Roy E. Olson and wife, Ann L. Olson by Warranty Deed dated January 6, 1964, and recorded January 8, 1964, in Book 3673, Page 529, said Register's Office. Also being the same property title to which vested in Addie Joe Fitzgerald upon the death of her husband, Alvin M. Fitzgerald, by reason of their tenancy by the entirety. Alvin M. Fitzgerald having died on April 5, 2024. Addie Joe Fitzgerald having died on November 10, 2025, a widow, testate. Her estate was opened in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Docket No./Case No. 26P126 where Mattie Tindall and Bobby Fitzgerald were appointed as Co-Executors of her estate. By signed agreement by all devisees (Mattie D. Tindall, Alvin M. Fitzgerald Jr., Jimmie D. Fitzgerald, Shirley A. Covington, Bobby James Fitzgerald, Gertrude Mason, Lisa West, Willard Pendergrass, Jr., Mary Pendergrass, Deborah Pendergrass, Joann Pendergrass

and Willie Sydnor, Jr.) and a signed Order by the Probate Judge, the Co-Executors were vested with full right, power and authority to take all action reasonably necessary and/or desirable to sell this real property and convey all right, title and interest in and to the property to our buyer/grantor herein, including but not limited to the authority to make, execute and deliver all necessary documents to convey all right, title and interest in and to said property and to execute the deed and other closing documents.

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: 1003 Caldwell Avenue, Nashville, TN 37204

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 26th day of February, 2026

GRANTOR(S)

The Estate of Addie Joe Fitzgerald

By: Mattie Tindall
Mattie Tindall, Co-Executor

By: Bobby Fitzgerald
Bobby Fitzgerald, Co- Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Mattie Tindall and Bobby Fitzgerald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Executors of The Estate of Addie Joe Fitzgerald, within named bargainor and that they as such Co-Executors, executed the foregoing instrument for the purposes therein contained by signing the name of the estate by themselves as Co-Executors.

WITNESS my hand and seal, this the 26th day of February, 2026.

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

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 2/26/26 (date of document).

Jennifer Pennell

2/27/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this February 27, 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