Karen Johnson Davidson County
Batch# 1387663 DEEDWARR
03/03/2026 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,033.63
20260303-0016730

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

WARRANTY DEED

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 $819,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th 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
TN Investment Group LLC 2663 Dunstan Place Drive Thompson's Station, TN 37179	Same address as new owner	105-09-0-234.00

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($819,900.00) 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, **TN INVESTMENT GROUP 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. 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 Music City Financial, LLC from Maddie Tindall and Bobby Fitzgerald, Co-Executors of the Estate of Addie Joe Fitzgerald, Docket/Case No. 26P 126, by Warranty Deed dated 2/24/26, and recorded 3/2/26, in Instrument Number 20260302-0015987, 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: 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)

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 26TH day of FEBRUARY, 2026.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

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 2/24/26 (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.

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

Notary's Signature

My Commission Expires: _____

Notary's Seal