Karen Johnson Davidson County
Batch# 1389120 DEEDWARR
03/05/2026 03:15:30 PM 5 pgs
Fees: $28.00 Taxes: $2,627.00
20260305-0017868

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. ML-25-12178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC, a Texas Limited Liability Company	New Owner	
(NAME) 920 Winston Place	(NAME)	118-13-0-184-00
(ADDRESS) Nashville, TN 37204	(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, I/we, **Paige Moore, Executor of The Estate of Arthur H Quinn And Karen Quinn Smith, Heir of Estate of Arthur H Quinn,** HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, 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. 63 on the Resubdivision of Lots 62 and 63 of Woodmont Boulevard Section of Marengo Park, Wilbur Place Road, as of record in Book 8250, Page 2525, Register's Office of Davidson County, Tennessee to which reference is made for a more particular description.

NOTE: the above described legal description is being provided as the correct legal. Correction deeds will be required. Please see requirements and contact underwriting for further guidance.

Being a portion of the same property conveyed to Arthur H. Quinn by Warranty Deed from John P. Doerfler of record in Instrument No. 20060918-0115603 Register's Office for Davidson County, Tennessee, dated September 13, 2006 and recorded on September 18, 2006.

The said Arthur H. Quinn having since died on or about September 3, 2025, his Last Will and Testament admitted to probate in the Probate Court for Davidson County at Nashville, Docket No 25P1894, thereby devising the subject property to Karen Quinn Smith. Paige Moore, joins in this conveyance as Executor of the Estate of Arthur H. Quinn to convey any and all interest held by the estate of Arthur H. Quinn.

This is property more commonly known as 920 Winston Place, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 28 day of January, 2026.

PAIGE MOORE, EXECUTOR OF THE ESTATE OF ARTHUR H. QUINN

Paige Moore
PAIGE MOORE, EXECUTOR

STATE OF FLORIDA
COUNTY OF Duval

On this 28 day of January, 2026, before me personally appeared Paige Moore, Executor of the Estate of Arthur H Quinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of January, 2026.

Pamela W Mitchell
NOTARY PUBLIC

My Commission Expires: 10/23/2029

PAMELA W MITCHELL
Notary Public - State of Florida
Commission # HH 725696
My Comm. Expires Oct 23, 2029
Bonded through National Notary Assn.

Karen Quinn Smith
KAREN QUINN SMITH, HEIR

STATE OF CALIFORNIA
COUNTY OF _____

On this _____ day of January, 2026, before me personally appeared Karen Quinn Smith, individually and as Heir of the Estate of Arthur H Quinn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of January, 2026.

_____
NOTARY PUBLIC

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 28th January, 2026 before me, Vanessa Davis, Notary Public
(insert name and title of the officer)

personally appeared Karen Quinn Smith,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

VANESSA DAVIS
Comm. #2498991-MFT. #NNA1
Notary Public
CALIFORNIA
San Diego County
My Comm. Exp. Oct 2, 2028

Certificate of Authenticity

I, Holly A. Mason, 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 March 2, 2026.

Affiant Signature

3/5/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of March 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY