Karen Johnson Davidson County
Batch# 1391590 DEEDWARR
03/11/2026 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20260311-0019515

WARRANTY DEED

ASHLEE D. PAGE 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 $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF MARCH, 2026.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MUSIC CITY FINANCIAL, LLC	SEND TAX BILLS TO: MUSIC CITY FINANCIAL, LLC	MAP-PARCEL NUMBERS
(NAME) 828 ROYAL PKWY, SUITE 204	(NAME) 828 ROYAL PKWY, SUITE 204	09206062700
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) NASHVILLE, TN 37214	
(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, **Kyle Lapal Bell** , HEREINAFTER CALLED THE GRANTOR, HAS 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 the Southerly 40 feet of Lot No. 23 on the Map of BUCHI'S SUBDIVISION OF LOT NO. 20 MCNAIRY SUBDIVISION, as of record in Plat Book 421, Page 66, Register's Office for said County.

Said part of said lot fronts 40 feet on the Westerly side of 25th Avenue North, formerly Foster Street, and runs back Westerly between parallel lines, 153-1/3 feet, more or less, to an alley.

Being the same property conveyed to Shirley Bell, an unmarried person, by Warranty Deed from Kevin Hemphill, of record in Instrument No. 20050502-0048483, in the Register's Office of Davidson County, Tennessee, dated April 28, 2005 and recorded on May 02, 2005. Shirley Bell having deceased on September 14, 2025. See Affidavits of Heirship of record at Instrument No. 202603110019513 and 202603110019514 , affirming her only heir at law of Kyle Lapal Bell.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 737 25th Ave N Nashville, TN 37208
(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 20 day of February, 2026.

Kyle Bell

Kyle Lapal Bell

STATE OF TENNESSEE
COUNTY OF Bledsoe

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kyle Lapal Bell**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of February, 2026.

Crystal Stotler

Notary Public

My Commission Expires: 4/4/29

CRYSTAL K. STOTLER
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

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 9, 2026.

Affiant Signature

3/9/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 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