Karen Johnson Davidson County
Batch# 1394291 DEEDWARR
03/18/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260318-0021693

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-440

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of March, 2026

Notary Public

Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Music City Financial, LLC 83 Benzing Rd Antioch, TN 37013	New Owner 828 Royal Pkwy #201 Nashville, TN 37214	162-07-0-025.00

WARRANTY DEED

FOR AND IN 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,

Louis R. Deken, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Financial, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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. 28 on the Plan of Antioch Park, Section 1, of record In Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Louis R. Deken by Special Warranty Deed from Bank of New York as Trustee for the Certificateholders of CWALT Inc Alternative Loan Trust 2005-J4 Mortgage Pass Through Certificates Series 2005-J4, a corporation organized and existing under the laws of the United States of record in Instrument No. 20081223-0122264 Register's Office for Davidson County, Tennessee, dated December 09, 2008 and recorded on December 23, 2008.

This property has never been a primary residence of the grantor or his spouse.

Tim Hendricks is hereby signing this document based on the Joint Venture Agreement recorded in Instrument No. 20081223-0122265 to convey any interest he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 83 Benzing Rd, Antioch, TN 37013
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 so 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.

Dated this the 13 day of March, 2026.

Louis R. Deken by Tim Hendricks attorney in Fact
Louis R. Deken by Tim Hendricks, Attorney-In-Fact

Tim Hendricks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Tim Hendricks as Attorney in Fact for Louis R. Deken with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Louis R. Deken, for the purposes therein contained.

Witness my hand, at office, this 13 day of March, 2026.

Notary Signature
My commission expires:

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Tim Hendricks with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed

Witness my hand, at office, this 13 day of March, 2026.

Notary Signature
My commission expires:

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Notary Signature
My commission expires:

OLGA LOPEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/04/2028
COUNTY OF WILLIAMSON

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 13, 2026.

Affiant Signature

3/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of March 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

