WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404384 DEEDWARR
04/10/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $510.60
20260410-0029254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/17/26
(AFFIX SEAL)

HILLARY HEDRICK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMM. EXP. 09/17/2026

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY	MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY	Map: 108-03-0-066.0
(NAME) 7703 N, Lamar Boulevard, #205	(NAME) 828 Royal Parkway Ste 204	
(ADDRESS) Austin, TX 78752	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($145,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GILBERT LEE SMITH, TRUSTEE FOR THE DALTON SMITH TRUST ESTABLISHED BY THE IRVING AND DOROTHY SMITH COMMUNITY TRUST UNDER AGREEMENT DATED SEPTEMBER 1, 2014 AS AMENDED AND RESTATED OCTOBER 29, 2015 AND AS FURTHER AMENDED BY FIRST AMENDMENT DATED APRIL 8, 2016 AND SECOND AMENDMENT DATED JULY 29, 2020,

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 48A, A REVISION OF ZONE LOT DIVISION LOTS 44-45 & 48 & 102, SECTION FIVE, PATIO VILLA, of record in Plat Book 5200, Page 748, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Irving and Dorothy Smith Community Property Trust FBO Dalton Smith, Gilbert Lee Smith, Trustee, by deed from Gail Smith Bradford and Gilbert Lee Smith, Co-Trustees of the Irving and Dorothy Smith Community Property Trust under agreement dtd September 1, 2014, as amended and restated October 29, 2015 and as further amended by First Amendment dated April 8, 2016 and Second Amendment dated July 29, 2020, of record in Instrument No. 20231221-0098491, dated December 15, 2023, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 748, revising Plat Book 5800, Page 335, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 3051 Casa Dr, Nashville, TN 37214
(House No.) (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 our hands this 30th day of March, 2026.

The Dalton Smith Trust established by the Irving and Dorothy Smith Community Trust under agreement dated September 1, 2014 as amended and restated October 29, 2015 and as further amended by first amendment dated April 8, 2016 and second amendment dated July 29, 2020

BY: _____
Gilbert Lee Smith, Trustee

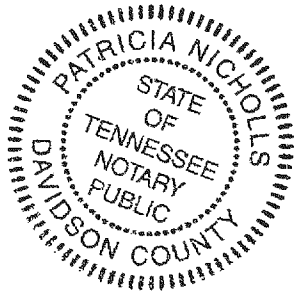
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gilbert Lee Smith, Trustee of The Dalton Smith Trust established by the Irving and Dorothy Smith Community Trust under agreement dated September 1, 2014 as amended and restated October 29, 2015 and as further amended by first amendment dated April 8, 2016 and second amendment dated July 29, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself/herself to be the Trustee, of The Dalton Smith Trust established by the Irving and Dorothy Smith Community Trust under agreement dated September 1, 2014 as amended and restated October 29, 2015 and as further amended by first amendment dated April 8, 2016 and second amendment dated July 29, 2020, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Gilbert Lee Smith, as Trustee.

Witness my hand and official seal this 30th day of March, 2026.

My commission expires: 1/24/28

_____
Notary Public



Tennessee Certification of Electronic Document

I, Susan Pack Davis, 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 03/30/2026 (date of document).

Affiant Signature

03/30/2026
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 4/17/29

NOTARY'S SEAL

WILLIAM T MONROE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 17, 2029
COUNTY OF SHELBY