WARRANTY DEED

Karen Johnson Davidson County
Batch# 1406271 DEEDWARR
04/16/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20260416-0031377

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/06/2029
(AFFIX SEAL)

COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC MEMORIE WHITE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Your Mom 2 LLC,	New owner	
(NAME)	(NAME)	118-13-0-18400
2704 Eugenia Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Music City Financial, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Your Mom 2 LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Plat Book 8250, Page 525, Register's Office, Register's Office of Davidson County, Tennessee, to which reference is made for a more particular description.

Being the same property conveyed to Music City Financial LLC by Deed dated January 28, 2026 from The Estate of Arthur H. Quinn, recorded March 5, 2026, in Instrument Number 20260305-0017868, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

920 Winston Place, Nashville, TN 37204

unimproved _
This is improved x property, known as

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 15th day of April, 2026.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared 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 the authorized agent of MUSIC CITY FINANCIAL, LLC, the within named bargainor, a Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of MUSIC CITY FINANCIAL, LLC.

WITNESS my hand and official seal at office this 15th day of April, 2026.

Notary Public

My Commission Expires: 3.6.29

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

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 4/15/26.

Affiant Signature

4/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of April, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON