Karen Johnson Davidson County
Batch# 1410480 DEEDWARR
04/23/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20260423-0034401

WARRANTY DEED

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

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

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
Music City Financial, LLC, a Texas Limited Liability Company (NAME)	New Owners (NAME)	
828 Royal Pkwy #204 (ADDRESS)	(ADDRESS)	050-10-0-07900
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, Derrick D. Caron and Brandon J. Clark, Co-Trustees for **The Derrick Caron and Brandon Clark Trust, dated April 14, 2017,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/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, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 55-A, Zone Lot Division of Lots 8-11, 35-37, 54-62, on the Plan of Chesapeake Homes, Section 3, of record in Plat Book 5200, Page 770, amending Plat Book 5200, Page 640, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Derrick Caron to The Derrick Caron and Brandon Clark Trust, dated April 14, 2017 by quit claim deed dated 10/09/2017 and recorded on 10/10/2017 as Instrument Number 20171010-0103734 correcting 20171009-0103192 in the Official Records of the Davidson County Register of Deeds.

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

106 Chesapeake Ct., Nashville, TN 37207

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 22nd day of April, 2026.

The Derrick Caron and Brandon Clark Trust,
dated April 14, 2017

By: _____ Co-trustee
Derrick D. Clark, Co-Trustee

By: _____ Co-Trustee
Brandon Clark, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2026, before me personally appeared Derrick D. Clark and Brandon Clark, Co-Trustees of The Derrick Caron and Brandon Clark Trust, dated April 14, 2017, 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 22nd day of April, 2026.

_____
Notary Signature
My commission expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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 4/20/26

Affiant Signature

4/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 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