Karen Johnson Davidson County
Batch# 1412153 DEEDWARR
04/28/2026 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20260428-0037037

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-38183-26-B

WARRANTY DEED

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2026

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GR Ventures 1, LLC 206 Sunderland Drive Mount Juliet, TN 37122	Same address as new owner	075-11-0-091.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($269,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GR VENTURES 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Section 3, Highlands of Tulip Grove, of record in Book 4675, Page 140, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Music City Financial, LLC from heirs of Raymond H Jackson, by Warranty Deed dated 4/20/26, and recorded 4/23/26, in Instrument Number 20260423-0034556, said Register's Office.

Being the same property conveyed to Raymond H. Jackson, unmarried, from Larry D. James and wife, Fairy L. Carol and James by Warranty Deed dated September 30, 1992, and recorded October 1, 1992, in Book 8743, Page 790, said Register's Office. Raymond H. Jackson, also known as Raymond Harrison Jackson, died February 19, 2026.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 646 Netherlands Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of April, 2026

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: _____
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, 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 Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 20th day of April, 2026.

_____
Notary Public

Jameson B Baldwin
Printed Notary Name

My commission expires: 9/19/28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 20, 26 (date of document).

Jennifer Pennell

Apnl 28, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apnl 28, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal