Karen Johnson Davidson County
Batch# 1415765 DEEDWARR
05/05/2026 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20260505-0040481

WARRANTY DEED

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

Music City Financial, LLC-P26-0073

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2026.

(Affix Seal) Notary Public

My Commission Expires: 9-5-2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Music City Financial, LLC	New Owner	33-14-60
403 Cunniff Parkway	828 Royal Pkwy #204	
Goodlettsville, TN 37072	Nashville, TN 37214	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas Owsley Preslar, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Music City Financial, LLC, a Texas Limited Liability Company,** hereinafter called the Grantee, their heirs and assigns, that 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. 31, on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for said County.

Said Lot No. 31 fronts 170 feet on the southerly side of Cunniff Park Way and runs back 295.8 feet on the westerly line and 322.9 feet on the easterly line to a dead line, measuring 106.2 feet thereon.

Being the same property conveyed to Thomas Owsley Preslar and wife, Helen Wright Preslar by Deed from Lawrence E. McKenna and wife, Catherine D. McKenna of record in Book 4723, page 51, recorded on 06/28/1973, Register's Office for Davidson County, Tennessee.

Helen Louise Preslar also known as Helen Wright Preslar having since died on 04/29/1980 leaving Thomas Owsley Preslar as the surviving tenant by the entirety. Power of Attorney of record in Instrument No. 20231002-0077367, recorded on 10/02/2023, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ Property known as: **403 Cunniff Parkway, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 16th day of April, 2026.

Thomas Owsley Preslar by Amy Ingram, Atty-in-Fact
Thomas Owsley Preslar, by Amy Ingram Attorney- in- Fact

STATE OF TN
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas Owsley Preslar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 16th day of April, 2026.

Angela Hyde

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TN

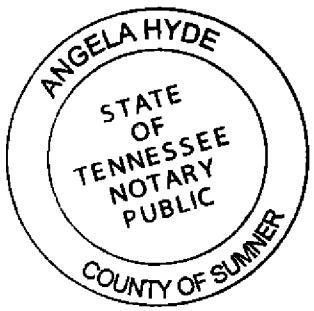
County OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Amy Ingram with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas Owsley Preslar and who acknowledged that she executed the same as the free act and deed as power of attorney of the said Thomas Owsley Preslar for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 16th day of April, 2026.

Notary Public

My Commission Expires: 10/24/28



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 4/16/26.

Holly

Affiant Signature

4/16/26

Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 16 day of April, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026