WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-26-1806

Karen Johnson Davidson County
Batch# 1420091 DEEDWARR
05/14/2026 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20260514-0043379

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed & sworn to before me, this 12 day of MAY, 2026

Notary Public

My Commission Expires: 4/17/29

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

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
1009 Joseph Ave Nashville, TN 37207 **Map/Parcel Number:** 082 03 0 057.00	Music City Financial, LLC 828 Royal Parkway Suite 204, Nashville, TN 37214	Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **27th day of April, 2026**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Phillip Daniel Hayes, a married man,*** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 86, on the Plan of C. F. SHARPE AND W. L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY NORTHEAST NASHVILLE, as of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Phillip Daniel Hayes, a married man, by Warranty Deed from Jeffrey L. Hale and Mary Lou Hale, husband and wife, of record in Instrument No. 20260331-0025581, in the Register's Office of Davidson County, Tennessee, dated March 30, 2026 and recorded on March 31, 2026.

*** Grantor represents and warrants to the Grantee that the property conveyed herein is his sole and separate property, and is not his marital residence.**

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record: and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. F. SHARPE AND W. L. HORN'S 2ND SUBDIVISION OF LINDSLEY PROPERTY NORTHEAST NASHVILLE, as recorded in Plat Book 161, Page(s) 53, all of record in the Register's Office of Davidson **County**, Tennessee; and **2026 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 27 day of April 2026

GRANTOR:

Phillip Daniel Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of April, 2026, before me personally appeared Phillip Daniel Hayes, 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 27th day of April, 2026.

Karen R. Campbell
Notary Signature
My commission expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

Exhibit "A"
Property Description

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Being the same property conveyed to Jeffrey Hale and Mary Lou Hale, by Warranty Deed from Williams & Williams, a Partnership, of record in Book 8681, Page 761, in the Register's Office of Davidson County, Tennessee, dated June 25, 1992 and recorded on July 22, 1992.

Parcel ID: 082 03 0 057.00
Subject Property Address: 1009 Joseph Ave, Nashville, TN 37207

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 04.20.2026 (date of document).

Affiant Signature

04.20.2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 20 day of April, 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