Docusign Envelope ID: 82CB7CFF-2B21-830B-8178-2ED318FC0D5B

Karen Johnson Davidson County
Batch# 1420988 DEEDWARR
05/15/2026 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20260515-0043739

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-26-1828

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed & sworn to before me, this 27 day of April, 2026

Notary Public

My Commission Expires:

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	Modern Investments, LLC 1111 Lischey Avenue Nashville, TN 37207	Modern Investments, LLC 1111 Lischey Avenue Nashville, TN 37207

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, **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Modern Investments, LLC, a Tennessee 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 Music City Financial, LLC, A Texas Limited Liability Company, by deed of record in Instrument No. 20260514-0043379, in the Register's Office of Davidson County, Tennessee, dated 27th of April, 2026, and recorded on 05/14/2026.

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,

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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 4/27/2026 day of April 2026

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By: Noah Viddal
642224BF12D54B1...
Noah Viddal
Its: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Noah Viddal of the state and county mentioned, personally appeared before me by audio-video communication Noah Viddal, Authorized Signatory of Music City Financial, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal, Authorized Signatory of Music City Financial, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Shelby County TN, this 4/27/2026 **day of April, 2026.**

Signed by:
Susan Davis
6679A73C8816496...
Notary Signature
Printed Name:_____
My commission expires:_____

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: September 23, 2026

Exhibit "A"
Property Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is 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.

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
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 04.27.2026 (date of document).

Affiant Signature

04.27.2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 27 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