Docusign Envelope ID: E1F66D6A-903C-8D89-8127-53E9F406BE12

Karen Johnson Davidson County
Batch# 1422151 DEEDWARR
05/19/2026 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20260519-0045191

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-26-1919

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 23, 2026
COUNTY OF SHELBY

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed & sworn to before me, this 30th day of April, 2026

Notary Public

My Commission Expires: 9/23/26

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
2607 Alameda St Nashville, TN 37208 **Map/Parcel Number:** 092-02-0-192	Music City Financial, LLC 828 Royal Parkway Nashville, TN 37214	Music City Financial, LLC 828 Royal Parkway Nashville, TN 37214

Effective as of **30th 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, **Marcus J. Henry, 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. 112 of Block 6 on the Plan of HEFFERNAN PLACE of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the South side of Alameda Street, or Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Marcus J. Henry, by Warranty Deed from Brandon Thornberry, a married man, of record in Instrument No. 20251016-0082245, in the Register's Office of Davidson County, Tennessee, dated October 10, 2025, and recorded on October 16, 2025.

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*** 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 HEFFERNAN PLACE, as recorded in Plat Book 161, Page(s) 138 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 4/30/2026 day of _____

GRANTOR:

Signed by:
Marcus J. Henry
ACF2C61475814F7...

Marcus J. Henry

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 30th day of April, 2026, before personally appeared before me by audio-video communication Marcus J. Henry, 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 4/30/2026 **day of _____, 2026.**

Signed by:
Susan Davis
6679A73C8816496...

Notary Signature
My commission expires:



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 04/30/2026 (date of document).

Affiant Signature

04/30/2026
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30 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

202605190045191