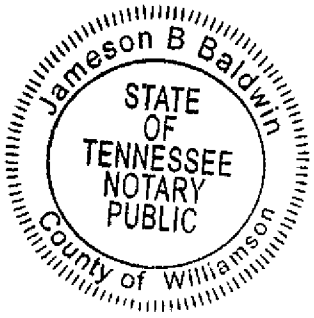
Karen Johnson Davidson County
Batch# 1423558 DEEDWARR
05/21/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260521-0046519



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this May 20, 2026.

Notary Public

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Music City Financial, LLC	New Owner	091-13-0-293.00
828 Royal Parkway, Ste 204		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Randy Beckham, unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Music City Financial, LLC, a Texas Limited Liability Company

(hereinafter called the ""), Grantee heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract of parcel of Land located in Davidson County, Tennessee, described as follows:

Being Lot No. 87 on the map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the north margin of O'Brien Avenue, formerly Grundy Street, at the corner of Lots 87 and 88, thence east with O'Brien Avenue, 49 feet to a point; thence north parallel with the line between Lots 86 and 87, 100 feet; thence east one foot to the line between said lots; thence north with the line between said Lots 70 feet to the south margin of an alley; thence west with said alley 50 feet to the corner of Lots 87 and 88; thence south with the line between these Lots, 170 feet to beginning. Included but excluded is a tract of land containing 1080 square feet conveyed to State of Tennessee, in Book 3406, Page 61 (incorrectly referenced as Book 3486, Page 61 in prior deeds), said Register's Office.

Being the same property conveyed to Randy D. Beckham by Quitclaim Deed from Donald R. Swift and wife, Melba W. Swift of record in Instrument No. 20030922-0140017 Register's Office for Davidson County, Tennessee, dated September 22, 2003 and recorded on September 22, 2003.

This is [X] improved [ ] unimproved property known as 6010 Obrien Ave, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said , Grantee heirs and assigns, forever.

GRANTOR COVENANTS with the said that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the . **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor heirs and representatives, to warrant and forever defend the title to the said land to the said , Grantee 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20 day of May, 2026.

Randy Beckham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Randy Beckham, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantor executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20 day of May, 2026.

Notary Public
My Commission Expires: 3-23-27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

PRE-LTC, LLC File No. 26-13132-7626

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 May 20, 26 (date of document).

Jennifer Pennell

May 21, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 21, 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