WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-39950-26B

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of MAY 2026

NOTARY PUBLIC

My commission expires: 9/19/28

Karen Johnson Davidson County
Batch# 1424015 DEEDWARR
05/21/2026 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $795.13
20260521-0046620

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M&M Remodeling LLC 210 Caroline Way Mt. Juliet, TN 37122	Same address as new owner	091-13-0-293.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($214,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **M&M REMODELING LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 87 on the Plan of Subdivision of B.F. Cockrill Farm, 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.

Said Lot No. 87 being more particularly described as 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 3486, page 61, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, a Limited Liability Company, from Randy D. Beckham by Warranty Deed dated 5/20/26, and recorded 5/21/26, in Instrument Number 20260521-0046519, said Register's Office.

Being the same property conveyed to Randy D. Beckham from Donald R. Swift and wife, Melba W. Swift, by Quitclaim Deed dated September 22, 2003, and recorded September 22, 2003, in Instrument Number 20030922-0140017, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of MAY, 202__

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal
Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 20th day of MAY, 2026.

Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 7/17/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

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