Karen Johnson Davidson County
Batch# 1426395 DEEDWARR
05/28/2026 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20260528-0048419

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 27 day of May, 2026.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
L Co. LLC	**L Co. LLC**	**11913002200**
3029 Harlin Dr	**1124 4th Ave S. Apt. 913**	
Nashville, TN 37211	**Nashville, TN 37210**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Music City Financial LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

L Co. LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 53, Addition to and Revision of Lots 93-97, inclusive, H G McNabb Subdivision, of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Music City Financial, LLC, by Warranty Deed from Erin Dias, Trustee of The 3029 Harlin Drive Trust, dated May 20, 2026, of record in Instrument No. 20260527-0048185, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3029 Harlin Dr, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

N. Viddal Date: 5/20/26

Music City Financial LLC
By: Noah Viddal
It's: Authorized Agent

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Noah Viddal** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the authorized agent of Music City Financial, LLC and that he is authorized by Music City Financial, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of May, 2026.

Jordyn Nesbitt
NOTARY PUBLIC

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kristen Travis, 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 5/20/2026
Date

Affiant Signature

5/27/2026
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 27 day of May, 2026.

Jennifer Russell
Notary's Signature
My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY