Karen Johnson Davidson County
Batch# 1426492 DEEDWARR
05/28/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $971.25
20260528-0048536

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Shelby

Actual consideration or value, whichever is greater is $262,500.00

Affiant

Subscribed and sworn before me this the 18th day of May, 2026.

Notary Public
My commission expires: 9-23-26

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

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Music City Financial, LLC<br>a Texas Limited Liability Company<br>828 Royal Parkway, Suite 204<br>Nashville, TN 37214 | Music City Financial, LLC<br>a Texas Limited Liability Company<br>828 Royal Parkway, Suite 204<br>Nashville, TN 37214 | 060-01-0 171.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY DESOTO AND MICHELLE DESOTO, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 105, as shown on the map entitled Golden Valley Estates, Section One, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony Desoto and wife, Michelle Desoto by Quitclaim Deed from Jason Tindol, married, joined by spouse, Jody Tindol, dated 11/8/2011 and recorded 11/18/2011 in Instrument No. 20111118-0090355, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3116 Ewingdale Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

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 record recorded in Plat Book 4175, Page 142, Covenants, conditions, and Restrictions as set forth in Restrictive Covenants recorded in Book 4447, Page 108, as amended in Book 4447, Page 594, all of record in the Register's Office of Davidson County, Tennessee; and 2026 Davidson County, and 2026 City of Nashville, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years

AD

Witness my hand this the 15th day of May, 2026.

Anthony DeSoto

Michelle DeSoto

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Desoto and Michelle Desoto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2026.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Seth McNamee, 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 15, 2026 (date of document).

Affiant Signature

5/18/2026
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 18th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-23-26

NOTARY'S SEAL

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

202605280048536