WARRANTY DEED

(SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$268,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 9.5.2028

Karen Johnson Davidson County
Batch# 1427681 DEEDWARR
06/03/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20260603-0050197

File #26-JJ-2208-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Music City Financial, LLC (NAME)	**NEW OWNER** (NAME)	
7703 North Lamar Boulevard, Ste 205 (ADDRESS)	828 Royal Pkwy #204 (ADDRESS)	**095 11 0 089.00**
Austin, TX 78752 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MATTHEW VICTOR TORRES, A SINGLE MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 31 on the Plan of CLOVERDALE, of record in Plat Book 2133, Page 9, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew Victor Torres, a single man, by Warranty Deed from Angela C. Laine, of record in Instrument No. 20200821-0094773, in the Register's Office of Davidson County, Tennessee, dated August 20, 2020 and recorded on August 21, 2020.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERDALE, as recorded in Plat Book 2133, Page(s) 9.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2094, Page 87.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **2208 Pittswood Drive, Nashville, TN 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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.

Witness my/our hand(s) this the **2nd** day of **June, 2026.**

Matthew Victor Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2026, before me personally appeared Matthew Victor Torres, 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 2nd day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Holly A. Mason, 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~~ June 2, 2026.

Affiant Signature

6/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of ~~May~~ June, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026