THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9612-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2026. Notary Public MY COMMISSION EXPIRES: 9/7/2026 (AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	New Owner	
3603 Normandy Place S	828 Royal Pkwy #204	104-01-0-149.00
Nashville, TN 37209	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Spencer M Knoch and Rachel E Smith, husband and wife**

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

BEING part of Lot Nos. 28, 29 & 30 on the Plan of West End Land Company Property of record in Plat Book 421, Page 152, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the South margin of Normandy Place South as established and dedicated on the Revised Plan of Acklen Heights, of record in Book 1835, page 10, R.O.D.C., TN; said point being 220 feet East of the Southeast corner of said Normandy Place South and 37th Avenue North; thence with said Normandy Place South, 80° 26' East, 55 feet to an iron pin; thence South 8° West 223.5 feet to an iron pin in the South line of Lot No. 28; thence along the line of the same, North 63° West 55 feet to a point; thence North 9° 15' East 218.5 to the point of beginning.

Being the same property conveyed to Spencer M. Knoch and Rachel E. Smith, husband and wife by Warranty Deed from Lee A. Hill and Adam M. Hill, wife and husband of record in Instrument No. 20131125-0120884 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on November 25, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3603 Normandy Place S, Nashville, TN 37209**

Karen Johnson Davidson County
Batch# 1428371 DEEDWARR
06/05/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260605-0051096

202606050051096

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 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 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.

Witness our hands this the 29 day of May, 2026.

Spencer M. Knoch by Rachel E. Smith

Attorney in Fact
Spencer M Knoch
By: Rachel E. Smith, Attorney in Fact

Rachel E. Smith
Rachel E Smith

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 Rachel E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Spencer M. Knoch,** as his Attorney in Fact, as the free act and deed of the within named **Spencer M. Knoch**

Witness my hand and official seal this the 29 day of May, 2026.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

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 **Rachel E Smith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of May, 2026

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public

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 29, 2026.

Affiant Signature

5/29/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026