Karen Johnson Davidson County
Batch# 1429775 DEEDWARR
06/09/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $244.20
20260609-0051964

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-26-1930

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

State of TENNESSEE
County SHELBY

The actual consideration or value, whichever is greater, for this transfer is $66,000.00

Affiant

Subscribed & sworn to before me, this 20th day of May 2026

Notary Public

My Commission Expires: 9-23-26

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
241 Dupont Ave Madison, TN 37115 **Map/Parcel Number:** **043 09 0 0174.00**	Marcelo Hawkins 714 Rachels Trail Nashville, TN 37076	Marcelo Hawkins 714 Rachels Trail Nashville, TN 37076

Effective as of **14th day of May, 2026**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Marcelo Hawkins, a single man** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being the Westerly 50-1/2 feet of Lot No. 23, Block "C", on the Map of WOODLAWN ESTATES, as of record in Plat Book 843, page 82, Register's Office for said County.

Said part of Lot No. 23 fronts 50-1/2 feet on the Northerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20260605-0051108, in the Register's Office of Davidson County, Tennessee.

Docusign Envelope ID: D0F6148E-E161-8FB1-8252-F7FCC2A34B64

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 WOODLAWN ESTATES, as recorded in Plat Book 843, Page(s) 82,
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1101, Page 529, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4861, Page 10 all of record in the Register's Office of Davidson County, Tennessee; and 2026 Davidson County, and 2026 City of Madison, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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.

WITNESS the Grantor's hand on this 5/13/2026 day of May 2026

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By: Noah Viddal
642224BF12D94B1...
Noah Viddal
Its: Authorized Signer

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, by audio-video communication personally appeared, Noah Viddal, Authorized Signer of Music City Financial, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal, Authorized Signer of Music City Financial, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, this 5/13/2026

Signed by:
Susan Davis
6679A73C8816496...
Notary Signature

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: September 23, 2026

Tennessee Certification of Electronic Document

I, Seth M'Namee, 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 5-14-26 (date of document).

Affiant Signature

5-20-2026
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 20 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-23-26

NOTARY'S SEAL

