Karen Johnson Davidson County
Batch# 1435149 DEEDWARR
06/17/2026 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260617-0054969

WARRANTY DEED RECORD AND RETURN TO: Limestone Title, LLC 580 Franklin Rd. Suite 203 Franklin, Tennessee 37069 File No.: LNET-39518-26BC	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of June, 2026 NOTARY PUBLIC My commission expires:

JENNIFER J. ENNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-29-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TJRT Allpros, LLC 361 Childe Harolds Circle Brentwood, TN 37027	Same address as new owner	081-16-0-661

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($370,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TJRT ALLPROS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a Lot of land on the North side of Haslam Street in North Nashville, being a part of what is known as the Hicks Property described as follows:

BEGINNING on the northerly margin of said street at Beaulah J. Bass, formerly Elijah H. Wells' SE corner; thence with said Bass' east line northerly 142 feet more or less, to the southerly margin of an alley, thence with the southerly margin of said alley, easterly 38-1/2 feet to the NW corner of a lot formerly owned by William Kempkau, thence with said Kempkau's west line, southerly 142 feet, more or less to the northerly margin of Haslam street; thence with the northerly margin of said street, westerly 41 feet to the beginning.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY, by deed from JEFFREY JAY FIELDS, LISA FIELDS FRICKER, AMY FIELDS, AND GENE J. FIELDS, JR., HEIRS OF BRADLEY STEVEN FIELDS, AND JEFFREY JAY FIELDS, ADMINISTRATOR OF ESTATE OF BRADLEY STEVEN FIELDS, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TN, DOCKET NO. 26P-65, dated June 8, 2026, and of record in Instrument No. 20260616-0054582, said Register's office.

Being the same property vested in Bradley S. Fields and divested out of the Estate & Heirs of Louise Buggs by Final Decree Confirming Sale dated February 11, 2011, and recorded November 17, 2011, in Instrument Number 20111117-0090171, said Register's Office. Delinquent Taxpayer Case No. 10-429-111. Also see Affidavit of record in Instrument Number 20131223-0129242, said Register's Office. Bradley S. Field, also known as Bradley Steven Fields, died unmarried and intestate September 27, 2025. Probate was opened for his estate as Docket No. 26P-65 in the Seventh Circuit Court for Davidson County Probate Division and Jeffrey Jay Fields was appointed as the Administrator. Being the same property vested in Lisa Fields Fricker, Amy Fields, Jeffrey Fields and Gene J. Fields, Jr., as all the heirs-at-law of Bradley Steven Fields, as evidenced in Affidavit of Heirship of record in Instrument No. 20260616 0054581, said Register's office. Bradley S. Fields and Bradley Steven Fields are one and the same person.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 918 Phillips Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of June, 2026

GRANTOR(S)

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal

Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Music City Financial, LLC, within named bargainor and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Authorized Agent.

WITNESS my hand and seal, this the 12th day of June, 2026

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

Printed Notary Name

My commission expires: 7/19/28

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 12, 26 (date of document).

Jennifer Pennell

June 16, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 16, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal