Karen Johnson Davidson County
Batch# 1442904 DEEDWARR
07/07/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,242.20
20260707-0061046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $607,500.00.

Affiant

Subscribed and sworn to before me, this July 3, 2026.

Notary Public

My commission expires: _____

(Notary Stamp)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road, Suite 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ian Weaver		
704 S 12th St	New Owner	094-01-0-120.00
Nashville, TN 37206	**Property**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Music City Construction, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ian Weaver, a single man

(hereinafter called the "Grantee"), Grantee heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, on the Subdivision of Lot No. 3 of H. H. Hobsons Subdivision as of record in Book 421, Page 78, Register's Office of said County.

Said Lot No. 14 fronts 50.3 feet on the West side of South 12th Street and runs back between lines 171.2 feet on the South line and 165.6 feet on the North line to an alley on which it measures 50 feet.

Being the same property conveyed to Music City Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Melissa Baker sole heir of the Estate of Andrew T Baker of record in Instrument No. 20260212-0011310 Register's Office for

Davidson County, Tennessee, dated February 09, 2026 and recorded on February 12, 2026.

This is [X] improved [ ] unimproved property known as 704 S 12th St, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2 day of July, 2026.

Music City Construction, LLC, a Tennessee Limited Liability Company

By: _____
Tyler Shewmaker, Member

By: _____
Nancy Shewmaker, Member

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, Tyler Shewmaker and Nancy Shewmaker, Members of Music City Construction, LLC, the bargainor(s), a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above as Members.

Witness my hand and official seal this 2 day of July, 2026.

_____
Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

PRE-LTC, LLC File No. TN-2602681-7626

Certificate of Authenticity

I, Krystal Schuster, 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 7/2/26.

Date

Affiant Signature

7/2/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of July, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)