Karen Johnson Davidson County
Batch# 1455804 DEEDWARR
08/05/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $669.70
20260805-0071948

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-42043-26

WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026

NOTARY PUBLIC

My commission expires: 9/19/28

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
Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214	Same address as new owner	080-08-0-326

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY ONE THOUSAND AND 00/100 Dollars ($181,000.00) 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, **JESSIE L. CAMPBELL, TRUSTEE OF THE AMENDED AND RESTATED JESSIE L. CAMPBELL REVOCABLE LIVING TRUST DATED MARCH 1, 2024**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILTY 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:

> Lying and being in Davidson County, Tennessee, and being Lot No. 89 on the Plan of Bordeaux Hills Addition, of record in Book 4460, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Jessie L. Campbell, Trustee of the Amended and Restated Jessie L. Campbell Revocable Living Trust dated March 1, 2024, from Jessie Lois Campbell by Quitclaim Deed dated March 1, 2024 and recorded March 12, 2024 in Instrument #20240312-0017214, said Register's Office.

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: 3239 Briarwick Drive, Nashville, TN 37218

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 31st day of July, 2026

GRANTOR(S)

The Amended and Restated Jessie L. Campbell Revocable Living Trust dated March 1, 2024

By: Jessie L. Campbell
Jessie L. Campbell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Jessie L. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Amended and Restated Jessie L. Campbell Revocable Living Trust dated March 1, 2024, within named bargainor and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the company by herself as Trustee.

WITNESS my hand and seal, this the 31st day of July, 2026

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 7/31/26 (date of document).

Jennifer L. Pennell

7/31/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jul 31, 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