Karen Johnson Davidson County
Batch# 1455911 DEEDWARR
08/05/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,669.55
20260805-0072132

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-38966-26B

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 $721,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th 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
Phillips Builders, LLC 2819 Bransford Avenue Nashville, TN 37204	Same address as new owner	070-02-0-051

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TWENTY ONE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($721,500.00) 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, **PHILLIPS BUILDERS, 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:

A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot 10 on the Map of Sarah A. Mcintosh's Subdivision of certain lots in the Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, described as follows:

Beginning at the corner of Lots 5, 6, 10 and 11, at the intersection of the center of Stocker's Lane and another proposed 40-foot avenue; thence with the center of Stocker's Lane and the line between Lots 10 and 11, north 69 degrees East 254 feet to a point which is the southwesterly corner of a lot belonging to Dan S. Richardson, conveyed to him by deed from Richard Karl Calvin, et ux, of record in Book 4151, page 98, said Register's Office; thence along the line of the Dan S. Richardson property, North 22.5 degrees West 200 feet to a point; thence parallel with Stocker's Lane, South 69 degrees West 254 feet to a point in the center of a proposed 40-foot avenue; thence with the center of said avenue South 22.5 degrees East 200 feet to the point of beginning, containing 1.17 acres, more or less.

Being the same property conveyed to Milton L. Moore and Jabriel M. Moore from The Estate of Helen Bailey by Warranty Deed dated June 29, 2018, and recorded July 13, 2018, in Instrument #20180713-0067812, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, by deed from Milton L. Moore and Jabriel M. Moore, dated July 24, 2026, and of record in Instrument No. **20260727-0067944**, 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: 3109 Stokers Lane, 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 27th day of July, 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 27th day of July, 2026.

Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 9/19/28

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

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 7/27/26 (date of document).

Jennifer L. Pennell

7/27/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jun 27th, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

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