Karen Johnson Davidson County
Batch# 1458897 DEEDWARR
08/12/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20260812-0074392

WARRANTY DEED

File #26-TL-1601-O

(SEAL) MEGAN REED STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/26/30

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brad Musick and Samantha Jo Musick	Independent Global Services	
(NAME)	(NAME)	
1601 Jones Avenue	Mail Stop - FD-FW-9909 1127 Energy Park Drive	**071 12 0 076.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	St. Paul MN 55108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MATTHEW DAVID PAPPAS AND BRITTANY CLARK PAPPAS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRAD MUSICK AND SAMANTHA JO MUSICK, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of RESUBDIVISION PLAT OF LOT NO. 2 ON THE MAP OF WALNUT GROVE SUBDIVISION OF LOT NO. 5 OF THE STULL TRACT of record in Plat at Instrument No. 20170918-0095162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew David Pappas and Brittany Clark Pappas, husband and wife, by Warranty Deed from David A. Peiffer and Rachel L. Peiffer, husband and wife, of record in Instrument No. 20211117-0153028, in the Register's Office of Davidson County, Tennessee, dated November 15, 2021, and recorded on November 17, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PLAT OF LOT NO. 2 On THE MAP OF WALNUT GROVE SUBDIVISION OF LOT NO. 5 OF THE STULL TRACT , as recorded in Plat Instrument No. 20170918-0095162.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALNUT GROVE SUBDIVISION OF LOT NO 5 STULL TRACT, as recorded in Plat Book 332 Page 34.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 1601 Jones Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 7th day of August, 2026.

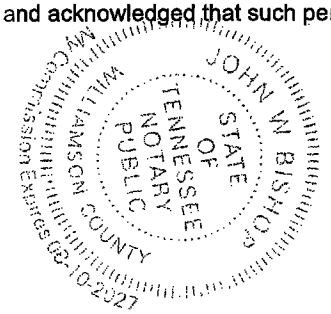
Matthew David Pappas

Brittany Clark Pappas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2026, before me personally appeared Matthew David Pappas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2026.

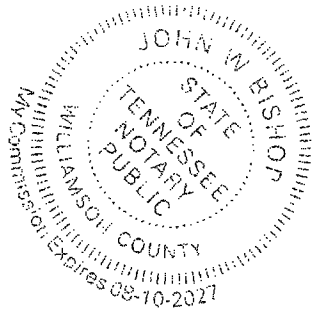


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2026, before me personally appeared Brittany Clark Pappas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2026.



Notary Signature
My commission expires:

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 day of August, 2026.

K. Thomas Sidwell
Date: 8/7/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 7 day of August, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY