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 $440,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13th DAY OF AUGUST, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/19/28

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3646LA

Karen Johnson Davidson County
Batch# 1459998 DEEDWARR
08/17/2026 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260817-0076476

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Music City Financial, LLC, A Texas Limited Liability Company	Music City Financial, LLC, A Texas Limited Liability Company	
828 Royal Parkway Ste 204	828 Royal Parkway Ste 204	
Nashville, TN 37214	Nashville, TN 37214	091 16 0 307.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%) INTEREST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 of Block 10 on the plan of the Charlotte Park Company's Second Addition to Nashville as of record in Book 57, pages 160 and 161, Register's Office for said County, to which reference is made for a more Complete description.

Said Lot No. 7 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue, and runs back between parallel lines with the easterly margin of 40th Avenue North, formerly "C" Street, 150 feet to an alley, showing on said alley 50 feet.

Being a portion of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, its successors and assigns, an undivided fifty and one-half percent (50.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust, dated February 15, 2001, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134422, in the Register's Office for Davidson County, Tennessee. (Mildred Hudgins Realty LLC, a Tennessee limited liability company holding an undivided 50.5% interest in the property.)

Being a portion of the same property conveyed to Leigh-Land Stables LLC, a Tennessee limited liability company, its successors and assigns, an undivided forty-nine and one-half percent (49.5%) interest, by Quitclaim Deed from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated January 23, 2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust, dated February 15, 2001, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134421, in the Register's Office for Davidson County, Tennessee. (Leigh-Land Stables LLC, a Tennessee limited liability company holding an undivided 49.5% interest in the property.)

Being a portion of the same property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001, by Quitclaim Deed from Mildred V. Hudgins, dated August 31, 2001, and recorded January 10, 2002, of record in Instrument No. 20020110-0004114, in the Register's Office for Davidson County, Tennessee. See also: Deed of Correction of record in Instrument No. 20020709-0082529, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T. Herschel Hudgins and wife, Mildred Hudgins, by Warranty Deed from Helen A. Demonbreun, Emma M. Miller, Sammie A. Guthrie, Frankie A. Boyte, John R. Ackerman, William P. Ackerman, being all the heirs at law of S. D. Ackerman and wife, Lydia Corrinne Ackerman, dated September 3, 1992, and recorded September 9, 1992, of record in Book 8726, Page 274, in the Register's Office for Davidson County, Tennessee. T. Herschel Hudgins a/k/a Thelbert Herschel Hudgins died on or about December 29, 2000, leaving Mildred R. Hudgins a/k/a Mildred Ruth Vaughn Hudgins as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.
Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 57, Page 160 and Plat Book 57, Page 161, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 3912 Park Ave, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 13th day of August, 2026.

Mildred Hudgins Realty, LLC., a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

Leigh-Land Stables LLC, a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE

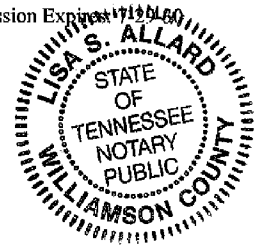
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JIM R. VANDERPOOL AS AUTHORIZED AGENT FOR MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%) INTEREST, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of August, 2026.

Notary Public

My Commission Expires: 7/19/30



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 8/13/26 (date of document).

Jennifer Pennell

8/13/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 8/13, 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