Karen Johnson Davidson County
Batch# 1462309 DEEDWARR
08/20/2026 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20260820-0077581

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. KS-26-3467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 9-7-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	Music City Financial, LLC	
(NAME) 658 Putnam Drive	(NAME) 828 Royal Pkwy, Suite 204	058-11-0-197.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Curbside Properties LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, 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 GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 189 on the plan of Royal Hills Subdivision recorded in Book 4860 at page 47, Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Curbside Properties, LLC by Special Warranty Deed (Corporation) from Bank of New York, CWABS, Inc of record in Instrument No. 20040920-0112857 Register's Office for Davidson County, Tennessee, dated September 15, 2004 and recorded on September 20, 2004.

This is property more commonly known as 658 Putnam Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand this 18th day of August, 2026.

Curbside Properties LLC, a Tennessee
Limited Liability Company

By:_____
Joshua Hunter, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

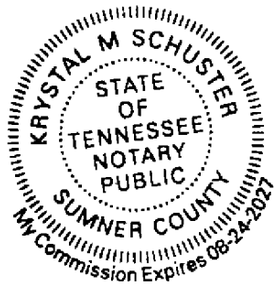
Before me, Notary of the state and county mentioned, personally appeared Joshua Hunter, Authorized Signer of Curbside Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Curbside Properties LLC, the within named bargainor, a Limited Liability Company, and that such Joshua Hunter, Authorized Signer of Curbside Properties LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Nashville, this 18th day of August, 2026.

_____
Notary Signature

Printed Name: Krystal Schuster

My commission expires:_____



Certificate of Authenticity

I, Holly A Mason, 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 8/17/26.

Affiant Signature

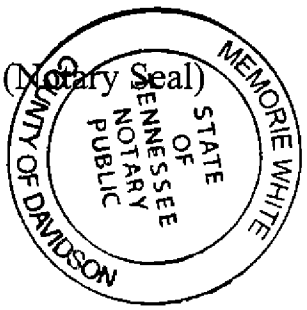
8/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of August, 2026

Notary's Signature

(Notary Seal)



Commexp
3-6-29