Karen Johnson Davidson County
Batch# 1464357 DEEDWARR
08/26/2026 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260826-0078907

WARRANTY DEED

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-39992-26B

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 $460,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 202__

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
Markus Josiah Atkins 7919 CODESTONE DR BRENTWOOD, TN 37027	Same address as new owner	091-16-0-307

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($460,000.00) 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, **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, **MARKUS JOSIAH ATKINS**, 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. 7, in Block 10, on the Plan of Charlotte Park, 2nd Addition to Nashville, of record in Book 57, pages 160 and 161, 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 Music City Financial, LLC, a Texas limited liability company, from Leigh-Land Stables LLC, a Tennessee limited liability company, and undivided 49.5% interest; and Mildred Hudgins Realty LLC, a Tennessee limited liability company, an undivided 50.5% interest by Warranty Deed dated 8/13/26, and recorded 8/17/26, in Instrument Number 20260817-0076476, said Register's Office.

Being a portion of the same property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, an undivided 50.5% interest, 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, by Quitclaim Deed dated October 29, 2002 and recorded November 1, 2002 in Instrument #20021101-0134422, said Register's Office.

Being a portion of the same property conveyed to Leigh-Land Stables LLC, a Tennessee limited liability company, and undivided 49.5% interest, 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, by Quitclaim Deed dated October 29, 2002 and recorded November 1, 2002 in Instrument #20021101-0134421, 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: 3912 Park Avenue, Nashville, TN 37209

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 13th day of August, 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 13th day of August, 2026.

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 9/19/28

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