Karen Johnson Davidson County
Batch# 1464866 DEEDWARR
08/27/2026 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20260827-0079615

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. KS-26-3469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th 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	New Owners	
(NAME)	(NAME)	059-05-0-047.00
4122 Boyd Drive	828 Royal Pkwy #204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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, Inc, 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:

Lot No. 82 on The Place of Buena Vista, Section III, as shown in Book 4175, Page 139, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Curbside Properties, Inc. by Special Warranty Deed from Household Financial Center, Inc. of record in Instrument No. 20041025-0128097 Register's Office for Davidson County, Tennessee, dated August 25, 2004 and recorded on October 25, 2004.

This is property more commonly known as 4122 Boyd 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 20th day of August, 2026.

Curbside Properties, Inc. LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

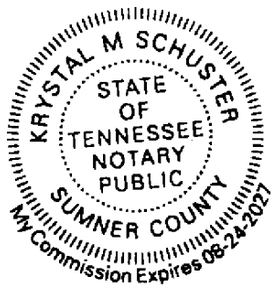
Before me, Notary of the state and county mentioned, personally appeared Joshua Hunter, Authorized Signer of Curbside Properties, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Curbside Properties, Inc., the within named bargainor, a Limited Liability Company, and that such Joshua Hunter, Authorized Signer of Curbside Properties, Inc. 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 20th day of August, 2026.

_____
Notary Signature

Printed Name: Krystal Schuster

My commission expires: 8/24/27



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 8/20/26.

Affiant Signature

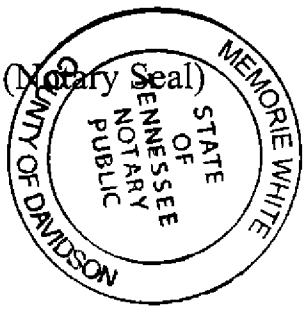
8/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of August, 2026

Notary's Signature

(Notary Seal)



Commexp
3-6-29