RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-40586-26

Karen Johnson Davidson County
Batch# 1464886 DEEDWARR
08/27/2026 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $888.00
20260827-0079649

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 $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2026

NOTARY PUBLIC

My commission expires: 8/19/28

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
Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214	Same address as new owner	071-12-0-196

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 Dollars ($240,000.00) 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, **MIKAYLA CARR AND JAMES EARL JONES, HEIRS-AT-LAW OF JAMES CARR, AND TERRI STEPHENS, HEIR-AT-LAW OF WINDALL JAMES CARR**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, 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. 96 on the Plan of Victory Heights Subdivision of record in Book 1130, page 97, 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 James Carr, unmarried, from Mark Scott and Kristina Scott by Warranty Deed dated March 23, 2006 and recorded April 4, 2006 in Instrument #20060404-0037902, said Register's Office. The said James Carr having died unmarried and intestate on August 15, 2023, leaving James Jones, aka James Earl Jones, Mikayla Carr and Windall James Carr, as his only heirs, as evidenced by Affidavits of Heirship of record in Instrument #20250106-0000963, Instrument #20250106-0000964, Instrument No. 202608270079646, The said Windall James Carr has since died unmarried and intestate on October 18, 2024 leaving Terri Stephens as his only heir as evidenced by Affidavit of Heirship of record in Instrument No. 202608270079647 & Instrument No. 202608270079648.

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: 903 Oneida Avenue, Nashville, TN 37207

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 31st day of July, 2026

GRANTOR(S)

Mikayla Carr, heir of James Carr

Terri Stephens, heir of Windall James Carr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Mikayla Carr and Terri Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of July, 2026

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11-28-26

WITNESS MY/OUR HANDS, this 30th day of July, 2026

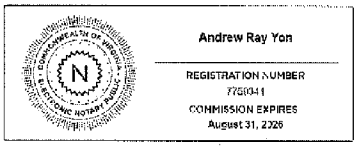
James Earl Jones

James Earl Jones, heir of James Carr

STATE OF Virginia
COUNTY OF Hanover

Personally appeared before me via audio/visual communication, a Notary Public, James Earl Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of July, 2026.



Notary Public

Andrew Ray Yon
Printed Notary Name

My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication

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 7/31/24 (date of document).

Jennifer L Pennell

8/3/24

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this August 3rd, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON