WARRANTY DEED RECORD AND RETURN TO: Limestone Title, LLC 580 Franklin Rd. Suite 203 Franklin, Tennessee 37069 File No.: LNET-40586-26B	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2026. NOTARY PUBLIC My commission expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

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
Home Pros Cooperative, LLC 216 Cherokee Road Hendersonville, TN 37075	Same address as new owner	071-12-0-196

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($255,000.00) 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, **HOME PROS COOPERATIVE, LLC, A TENNESSEE 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 Music City Financial, LLC, by deed from **Mikayla Carr James Earl Jones and Terri Stephens** -, dated June **7/31**, 2026 and filed for record in Instrument No. **20260827-0079649**, said Register's office.

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. **20260827-0079646**, **20260827-0079647** and **20260827-0079648**. 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. **20260827-0079646**.

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

Karen Johnson Davidson County
Batch# 1466773 DEEDWARR
09/02/2026 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260902-0080966

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 June, 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 31st day of June, 2026.

Notary Public

Jameson B Baldwin
Printed Notary Name

My commission expires: 9/19/28

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

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 7/31/26 (date of document).

Jennifer Pennell

8/3/26

Date

State of TENNESSEE
County of WILLIAMSON

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

Notary's Signature

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

My Commission Expires: _____

Notary's Seal