Karen Johnson Davidson County
Batch# 1476399 DEEDWARR
09/22/2026 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20260922-0087926

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 ~~$120,000.00~~ $145,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF SEPTEMBER, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/19/28

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3644LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Music City Financial, LLC	Music City Financial, LLC	095 05 0 015.00
828 Royal Parkway, Suite 201	828 Royal Parkway, Suite 201	
Nashville, TN 37214	Nashville, TN 37214	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%) INTEREST

HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1926 Dahlia Dr, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 10th day of September, 2026.

Mildred Hudgins Realty, LLC., a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

Leigh-Land Stables LLC, a Tennessee limited liability company

Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of MILDRED HUDGINS REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FIFTY AND ONE-HALF PERCENT (50.5%) INTEREST AND AND LEIGH-LAND STABLES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED FORTY-NINE AND ONE-HALF PERCENT (49.5%) INTEREST, the within named barganor, a limited liability company, and that Jim R. Vanderpool , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of September, 2026.

Notary Public

My Commission Expires: 7/2..12.8

LISA S. ALLARD
STATE OF

EXHIBIT A - LEGAL DESCRIPTION

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 38 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for said County, described as follows:

Beginning on the northerly margin of Pumping Station Road at the corner of Lots Nos. 37 and 38; thence with the line between said two lots, northerly 247.7 feet to a point in the southern boundary line of Lot No. 45; thence with the line between Lots Nos. 38 and 45, westerly 52.7 feet to the corner of Lots Nos. 38 and 44; thence with the line between Lots Nos. 38, 42 and 44, southwesterly 30 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, southerly 228 feet to the northerly margin of Pumping Station Road; thence with the same, easterly 79 feet to the beginning.

Being a portion of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company, an undivided fifty and one-half percent (50.5%) interest, by Quitclaim Deed 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, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134422, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Leigh-Land Stables LLC, a Tennessee limited liability company, an undivided forty-nine and one-half percent (49.5%) interest, by Quitclaim Deed 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, dated October 29, 2002, and recorded November 1, 2002, of record in Instrument No. 20021101-0134421, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001, by Deed of Correction from Mildred V. Hudgins, dated May 28, 2002, and recorded July 9, 2002, of record in Instrument No. 20020709-0082529, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to AmSouth Bank, Trustee of the Mildred V. Hudgins Revocable Trust, dated February 15, 2001, by Quitclaim Deed from Mildred V. Hudgins, dated August 31, 2001, and recorded January 10, 2002, of record in Instrument No. 20020110-0004114, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T. H. Hudgins and wife, Mildred V. Hudgins, by Warranty Deed from Third National Bank in Nashville, Trustee under the will of Oscar Johnson Hudgins, deceased, dated April 16, 1976, and recorded April 16, 1976, of record in Book 5016, Page 31, in the Register's Office for Davidson County, Tennessee. T. H. Hudgins died on or about December 29, 2000, leaving his interest to Mildred V. Hudgins as surviving tenant by the entirety.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1926 Dahlia Dr, Nashville, Tennessee, 37210
TAX PARCEL ID/APN: 095 05 0 015.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2663, Page 93, of the Public Records of Davidson County, Tennessee.
5. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

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 9110126 (date of document).

Jennifer Pennell

9111126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9111, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 29, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal