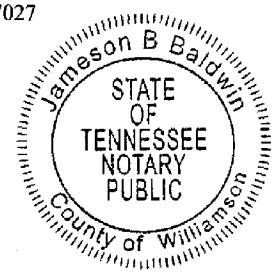
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $107,000.00.

Affiant

Subscribed and sworn before me this the 21st day of September, 2026.

Notary Public
My commission expires: 9/19/28

Karen Johnson Davidson County
Batch# 1478675 DEEDWARR
09/29/2026 11:31:30 AM 4 pgs
Fees: $23.00 Taxes: $395.90
20260929-0090022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Music City Financial, LLC 828 Royal Pkwy Suite 204 Nashville, TN 37214	SAME AS NEW OWNER	092-10-0 123.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TA2, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT 1
LAND in Davidson County, Tennessee, being the southerly part of Lot No. 35 and the southerly part of the easterly part of Lot No. 36 on the map of I. L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, Register's Office for said County, described together as follows:

BEGINNING at a point on the northerly margin of Georgia, formerly Torbitt Avenue, at the southwest corner of Lot No. 34 shown on said plan; thence, with the northerly margin of said Avenue westwardly 53.83 feet to the easterly margin of the controlled access right-of-way line of the interstate Highway; thence with same north 16 deg. 59' 05" east 99.56 feet to a point; thence south 82 deg. 41' 18" east 32.56 feet to the westerly line of Lot No. 34; thence with the line between said Lots Nos. 34 and 35 southwardly 98.25 feet to the beginning.

TRACT 2
LAND in Davidson County, Tennessee, being the northerly part of Lots 35 and 36 on the Map of I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for said County.

SAID part of said lots front 55 feet on the easterly side of 31st Avenue North and run back between lines, 119 feet on the northerly line, along the southerly margin of an alley, and 101 feet, more or less, on the southerly line, to the westerly line of Lot No. 34, measuring 50 feet thereon.

INCLUDED IN TRACT 2 ABOVE, BUT EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed in Fee Simple to the State of Tennessee by Warranty Deed from Frank James Perry and wife, Lera Dorothy Perry, dated 4/12/1967 and recorded 4/13/1967 in Book 4120, Page 327:

LAND in Davidson County, Tennessee, being the northerly part of Lots 35 and 36 on the Map of I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee.

BEGINNING at the point of intersection of the southerly margin of an alley and the easterly margin of 31st Avenue, said point being the northwest corner of Lot 36 in I. L. Pendleton's Subdivision, as of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said alley and the northerly boundary of Lots 35 and 36 in the aforesaid subdivision south 82 deg. 41' 18" east 97.52 feet to a point in the northerly line of said Lot 35, said point being westerly 21.48 feet from the northeast corner of said Lot 35; thence south 16 deg. 59' 05' west 51.84 feet to a point in the southerly line of that tract of land conveyed by deed dated May 5, 1950 and recorded in the Register's Office for Davidson County, Tennessee in Book 2199, Page 358, also being the northerly line in that tract of land conveyed as Tract No. 1 by deed dated January 6, 1961 and recorded in the Register's Office for Davidson

deeds north 82 deg. 41' 18" west 67.95 feet to the easterly margin of 31st Avenue; thence with the easterly margin of 31st Avenue and the westerly line of Lot 36 in the aforesaid subdivision north 14 deg. 53' 17" west 55.2 feet to the point of beginning. Containing 4,211 square feet.

Being the same property conveyed to TA2, LLC, a Tennessee limited liability company, by Warranty Deed from Hella Temple No. 105, a Tennessee nonprofit corporation, dated 8/14/2026 and recorded 8/26/2026 in Instrument No. 20260826-0078764, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2834 Georgia Ave (FKA 706 31st Ave N), Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of September, 2026.

TA2, LLC
BY:
Daniel T. Malarski, Authorized Signor

STATE OF Tennessee
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel T. Malarski, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the authorized signor of the within named bargainor, an LLC, and that he, as such authorized signor, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Daniel T. Malarski as such authorized signor.

Witness my hand and official seal this 21st day of September, 2026.

My Commission Expires: 4/17/27

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

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 9121126 (date of document).

Jennifer Pennell

9122126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9122, 2026.

Notary's Signature

My Commission Expires: _____

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

Notary's Seal