Karen Johnson Davidson County
Batch# 1482843 DEEDWARR
10/09/2026 12:20:30 PM 7 pgs
Fees: $38.00 Taxes: $758.50
20261009-0093118

WARRANTY DEED

File No.: 2026-0530

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 $205,000.00.

Affiant

Subscribed and sworn to before me on OCTOBER 7, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/19/28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Music City Financial, LLC, a Texas Limited Liability Company 828 Royal Parkway, Suite 204 Nashville, TN 37214	Music City Financial, LLC, a Texas Limited Liability Company 828 Royal Parkway, Suite 204 Nashville, TN 37214	059-10-0-080.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EZEKIEL GLENN, CONSERVATOR FOR PAULINE O. NEWSOM**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29, as shown on the map entitled Haynes Estates, Section One, of record in Plat Book 3700, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAULINE O. NEWSOM, SINGLE, by deed from DEBORAH E. WILLIAMS, UNMARRIED, of record in Instrument No. 20130522-0051659, dated May 20, 2013, said Register's Office. Pursuant to Letters of Successor Conservatorship dated June 16, 2022, of record in Docket No. 21P2371 in the Second Circuit Court of Davidson County, Tennessee (Probate Division), EZEKIEL GLENN was appointed as the Successor Conservator of the Estate of Pauline Newsom. The Conservator was authorized to list said property for sale pursuant to the Order on Verified Petition to Sell Real Property dated September 9, 2026, of record in Docket No. 21P2371 in the Second Circuit Court of Davidson County, Tennessee (Probate Division). The Court approved the sale of the real property by Order Approving Contract for Sale of Real Property of record in Docket No. 21P2371 in the Second Circuit Court of Davidson County, Tennessee (Probate Division) attached hereto for further reference.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4045 Buena Vista Pike, Nashville, TN 37218.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on October 7th, 2026.

Grantor:

Ezekiel Glenn, Conservator

Ezekiel Glenn, Conservator for Pauline O. Newsom

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ezekiel Glenn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged herself to be the Conservator for Pauline O. Newsom, the within named bargainor, a Conservatorship pursuant to Docket No. 21P-2371, filed in the Second Circuit Court for Davidson County, Tennessee (Probate Division), and that he as such Conservator, executed the foregoing instrument for the purposes therein contained by signing the name of the Conservatorship by the said Ezekiel Glenn, as such Conservator.

Witness my hand, at office, this 7th day of October, 2026

Notary Public

My Commission Expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

****

IN RE: ***PAULINE O. NEWSOM***

Docket No: ***21P2371***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on October 1, 2026 in the Seventh Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on October 2, 2026.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____

Deputy Clerk

COPY

EFILED 10/01/26 02:00 PM CASE NO. 21P2371 Joseph P. Day, Clerk

IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN RE THE CONSERVATORSHIP OF:	X	
PAULINE O. NEWSOM,	X	21P-2371

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This cause came to be heard on the 24th day of September 2026, before the Honorable Amanda McClendon, Judge, upon the 'Motion to Approve Contract' filed by Ezekiel Glenn, Conservator, to approve the contract for the sale of 4045 Buena Vista Pike, Nashville, TN 37207 (the real property), upon which and the whole record in this cause, the court finds, to *wit:*

1. There were no objections made to the motion;

2. All interested parties, including Respondent, were forwarded a copy of the motion and given notice of the hearing thereon;

3. The purchase price is commercially reasonable based on the condition of the real property;

4. The motion is well taken and is granted; and,

5. The Conservator, Ezekiel Glenn, is authorized to execute any deed, closing statement, HUD-1, or other document necessary to close the sale of the real property and to convey good and marketable title to the buyer thereof;

IT IS THEREFORE ORDERED ADJUDGED AND DECREED, AS FOLLOWS:

1. The contract for the sale of Respondent's real property located at 4045 Buena Vista Pike, Nashville, TN 37207, is commercially reasonable and is approved;

EFILED 10/01/26 02:00 PM CASE NO. 21P2371 Joseph P. Day, Clerk

2. The Conservator, Ezekiel Glenn, is authorized to execute any deed, closing statement, HUD-1 or other document necessary to close the sale of the real property and to convey good and marketable title to the buyer thereof; and,

3. The proceeds from said sale shall be paid to the order of Pauline Newsom.

[ENTERED BY ELECTRONIC SIGNATURE PAGE TO FOLLOW]

APPROVED FOR ENTRY:

/s/ Anthony Burns
Anthony Burns, #024938
2517 Lebanon Pike, Ste 301
Nashville, TN, 37214
Phone (615) 469.6857
Anthony@attyBurns.com

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been mailed via USPS mail, first class, postage prepaid, on the 9th day of September, 2026, to *wit*:

Barton House Memory Care
Attn: Pauline Newsom
6961 Highway US 70S
Nashville, TN 37221

William Officer
7101 Somerset Farms Dr.
Nashville, TN 37221

Jon Jablonski, Esq.
Attorney for Tameka Officer Czech
320 Seven Springs Way, Suite 250
Brentwood, Tennessee 37027

/s/ Anthony Burns
Anthony Burns

COPY

Case Title: GLENN V NEWSOM
Case Number: 21P2371
Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Amanda McClendon, Second Circuit

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 101726 (date of document).

Jennifer Pennell

1018126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 1018, 2026.

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

Notary's Signature

My Commission Expires: _____

Notary's Seal