DocuSign Envelope ID: 85B9E1CB-7C64-48E3-9C29-563FB76B13F5

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-125

QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

DocuSigned by:
Affiant

3/24/2023
Subscribed & sworn to before me, this _____ day of March, 2023

DocuSigned by:
Notary Public

Property Address: 1128 Westchester Drive, Nashville, TN 37207 **Map/Parcel Number:** 041-12-0-054	**Name & Address of New Owner** Music City Financial, LLC 7703 N. Lamar Blvd #205, Austin, TX 78752	**Send Tax Bills To:** Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **31st day of March, 2023**, for and in consideration of the sum 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 is hereby acknowledged**, Mid TN Home Alliance LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 Plan of Section III, Bellshire Estates, as of record in Plat Book 2133, Page 112, Register's for said County, described as follows:

Beginning at a point in the North margin of Westchester Drive at the corner of Lots Nos 78 and 79; thence with the line between said lots Northerly 211.3 feet to a corner of Lot No. 80; thence with the line between Lots Nos. 79 and 80 Westerly 218 feet to the Easterly margin of Oxbow Drive; thence with the margin of the same Southerly 170 feet to the beginning of a curve; thence around said curve Southeasterly 39.3 feet to the North margin of Westchester Drive; thence with the margin of the same Easterly 149.5 feet to the point of beginning.

Being the same property conveyed to Mid TN Home Alliance LLC, a Tennessee Limited Liability Company, by Warranty Deed from Russell Roberts and Jennifer Roberts, husband and wife, of record in Instrument No. 20230315-0018829, in the Register's Office of Davidson County, Tennessee, dated March 15, 2023 and recorded on March 15, 2023.

Being the same property conveyed to Russell Roberts and Jennifer Roberts, by Warranty Deed

Karen Johnson Davidson County
Batch# 987205 DEEDWARR
03/31/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20230331-0023413
202303310023413

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from Stephen Alan Pope, Sr., Executor of the Estate of Mary Lou Miles, of record in Instrument No. 20200709-0074789, in the Register's Office of Davidson County, Tennessee, dated June 29, 2020 and recorded on July 09, 2020.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, and **2023 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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 the Grantor's hand on this _____ day of March 2023

3/24/2023

GRANTOR:

Mid TN Home Alliance LLC, a Tennessee Limited Liability Company

DocuSigned by:
By: Luka Milicevic
Luka Milicevic, Authorized Signer

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, by audio-video communication personally appeared Luka Milicevic, Authorized Signer of Mid TN Home Alliance LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Mid TN Home Alliance LLC, the within named bargainor, a Limited Liability Company, and that such Luka Milicevic, Authorized Signer of Mid TN Home Alliance LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, this 3/24/2023

DocuSigned by:
Notary Signature

L.A. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 3/31/2023 (date of document).

Affiant Signature

3/31/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 31th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025