Docusign Envelope ID: C1303958-23B6-49A6-A5F4-53071C7D14D9

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-25-1020

Karen Johnson Davidson County
Batch# 1236645 DEEDWARR
02/12/2025 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20250212-0010791

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $384,900.00.

Affiant

Subscribed & sworn to before me, this 7 day of February, 2025

Notary Public

My Commission Expires: 9-23-26

SUSAN TRACY DAVIS NOTARY PUBLIC TENNESSEE My Comm. Exp. September 23, 2026 COUNTY OF SHELBY

Property Address: 3996 Lawing Drive, Nashville, TN 37207 **Map/Parcel Number:** 041-00-0-062.08	**Name & Address of New Owner** Brocato LLC, A Tennessee Limited Liability Company 114 Elm Hill Circle, Hendersonville, TN 37075	**Send Tax Bills To:** Brocato LLC, A Tennessee Limited Liability Company 114 Elm Hill Circle, Hendersonville, TN 37075

Effective as of **7th day of February, 2025**, 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, **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Brocato LLC, A Tennessee 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:

Being Lot part of Lot No. 2, on the Map of the Land of K. J. MORRIS, deceased, as of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, being shown as Tract "D" on a copy of a survey made by E. L. Miller, Jr. & Co., dated June 01, 1962, and according to said survey is described as follows:

Beginning at an iron pin in the Westerly margin of Lawing Drive located North 17 degrees 45' East 80.0 feet from a concrete monument at the Northeasterly corner of Lot No. 18 on the plan of Bell Knob Subdivision, of record in Book 2854, Page 116, said Register's Office, being the Southeasterly corner of the property described herein; thence North 72 degrees 15' West 271.9 feet to an iron pin; thence North 10 degrees 25' East 38.5 feet to an iron pin; thence North 79 degrees 00' East 134.5 feet to an iron pin; thence South 63 degrees 30' East 161.2 feet to an iron pin in the Westerly margin of Lawing Drive; thence curving slightly with said margin and passing a concrete monument at 39.0 feet Southwesterly a total 0f 75 feet to the beginning.

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This real property being all or part of the property conveyed to Grantor by last deed of record at Instrument No 20250211-0010237 . in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 57, Page(s) 49; all of record in the Register's Office of Davidson **County**, Tennessee; and **2025 Davidson County**, 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 07th day of February 2025

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By: Noah Viddal
Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, by audio-video communication personally appeared, Noah Viddal, Authorized Signer of Music City Financial, 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 Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal, Authorized Signer of Music City Financial, 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.

Sworn to and subscribed before me this 2/7/2025 **day of** _____**, 2024.**

Signed by:
Kristen Whitaker
Notary Signature

My commission expires:

KRISTEN WHITAKER
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: June 18, 2028

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 02/07/2025 (date of document).

Affiant Signature

02/07/2025
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 07 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27