Docusign Envelope ID: 3513211F-8845-42E2-BD37-015093E096A5

Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue, Suite 225
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 1241821 DEEDWARR
02/27/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20250227-0014593

WARRANTY DEED

Effective as of the 24th 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 **Nash Homes, LLC, a Tennessee Limited Liability Company LLC,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 107, SECTION ONE, TOWNE VILLAGE OF THE COUNTRY as of record in Plat Book 5200, Pages 55 & 56, Register's Office, Davidson County, Tennessee.

This real property being all or part of the property conveyed to Grantor by last deed of record at **Instrument No.** 20250225-0013938 in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, TOWNE VILLAGE OF THE COUNTRY, as recorded in Plat Book 5200, Page(s) 55 & 56; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5289, Page 687; Easement for Water and Sewerage, recorded in Book 5866, Page 45, 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.

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IN WITNESS the Grantor's hand in Shelby County, State of Tennessee on this 2/24/2025 day of February, 2025.

GRANTORS:

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.

Witness my hand and seal, this 2/24/2025 **day of February, 2025**

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

Signed by:
Kristen Whitaker
Notary Signature

New Owner Name and Address to: Nash Homes, LLC, a Tennessee Limited Liability Company 5600 Glenalden Drive Smyrna, TN 37167 Property Address: 3272 New Towne Road Antioch, TN 37013 Mail tax bills to: Nash Homes, LLC, a Tennessee Limited Liability Company 5600 Glenalden Drive Smyrna, TN 37167 Parcel I.D. Number: 150 07 0 023.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$257,500.00**, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 24 day of February, 2025. NOTARY PUBLIC Commission expires: 9-23-26

SUSAN PACK DALLAS NOTARY PUBLIC TENNESSEE My Comm Exp. September 23, 2026 COUNTY OF SHELBY

Tennessee Certification of Electronic Document

I, Susan P. Davis, 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 02.24.2025 (date of document).

Affiant Signature

02.24.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 day of February, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

