Docusign Envelope ID: D7A66365-5074-4007-B0E5-8A90CFB2F553

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# 1275700 DEEDWARR
05/20/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250520-0039648

WARRANTY DEED

Effective as of the 16th day of May, 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 **Stan Dibin, and Deanna Dibin, as joint tenants with rights of survivorship, with X5 Construction LLC, a Tennessee Limited Liability Company, as a tenant in common, collectively 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. 25 on the plan of BIRDHAVEN of record in Book 1130, Page 30, Register's Office for said County.

Said Lot No. 25 fronts 60.4 feet on the Northerly margin of Shackleford Road and extends back 209 feet on the Westerly line and 209.5 feet on the Easterly line to a line in the rear, measuring 60 feet thereon.

This real property being all or part of the property conveyed to Grantor by last deed of record at **Instrument No.** 20250519-0039332 in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BIRDHAVEN, as recorded in Plat Book 1130, Page(s) 30; 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 14 day of May, 2025.

GRANTORS:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By: Noah Viddal
5722748F12D548F...
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 5/14/2025

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

Signed by:
Kristen Whitaker
21C5153B761E455...
Notary Signature

New Owner Name and Address to:
X5 Construction LLC
1760 Umbria Dr
Brentwood, TN 37027

Property Address:
1808 Shackleford Road
Nashville, TN 37215

Mail tax bills to:
X5 Construction LLC
1760 Umbria Dr
Brentwood, TN 37027

Parcel I.D. Number:
131-03-0-086

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 $700,000.00, 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 14 day of May, 2025.

Kristen Whitaker
NOTARY PUBLIC

Commission expires: 06/18/2028

KRISTEN WHITAKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXPIRES JUNE 18, 2028

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 05.16.2025 (date of document).

Affiant Signature

05.16.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 16 day of May, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

