Docusign Envelope ID: B65FF759-037C-4E15-B988-E4EA0BE88955

Prepared by and return to: Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
(901) 881-8600
File No: TN-25-1150

Karen Johnson Davidson County
Batch# 1281469 DEEDWARR
06/04/2025 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250604-0043968

WARRANTY DEED

Effective as of **30th 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 **EMI Homes, LLC, a Wyoming 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. 308 on the Plan of CALDWELL HALL, SECTION II, of record in Book 2900, Page 96, Register's Office for said County.

Said Lot No. 308 fronts 80.0 feet on the south side of Gaywood Drive and runs back 173.5 feet on the west line and 178.3 feet on the east line to a line in the rear on which it measures 87.0 feet.

Being the same property conveyed to Grantor by deed of record dated 06/03/25, and recorded at Instrument No. 20250603-0043637, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions and easements in restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL HALL, SECTION II, as recorded in Plat Book 2900, Page(s) 96 all of record in the Register's Office of Davidson **County**, Tennessee; **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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WITNESS the Grantor's hand on this 30th day of May 2025

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

By: DocuSigned 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 30th day of May

Signed by: Kristen Whitaker
Notary Signature

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

VALUATION AFFIDAVIT

New Owner Name and Address to/ Mail tax bills to: EMI Homes, LLC, a Wyoming Limited Liability Company 2815 Druid Dr. Nashville, TN 37210 Property Address: 307 Gaywood Drive Nashville, TN 37211 Parcel I.D. Numbers: 147-01-0-198	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$360,000.00** AFFIANT Subscribed and sworn to before me this 30 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 05.30.2025 (date of document).

Affiant Signature

05.30.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30 day of May, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

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