Karen Johnson Davidson County
Batch# 1292111 DEEDWARR
06/30/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20250630-0051493

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250651248**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $145,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2025. Notary Public My Commission Expires: 9-23-26

SUSAN PACK DAVIS NOTARY PUBLIC TENNESSEE My Comm Exp. September 23, 2026 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Music City Financial, LLC, a Texas Limited Liability Company 7703 N. Lamar Boulevard Ste 205 Austin, TX 78752	Send Tax Bills To: Music City Financial, LLC, a Texas Limited Liability Company 828 Royal Parkway Ste 204 Nashville, TN 37214	Tax Information: Tax Parcel ID No. 108 03 0A 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lois Dooley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Music City Financial, LLC, a Texas Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 21, Unit No. 34 on the Plan of PHASE TWO, SECTION THREE, PATIO VILLA, as of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lois Dooley, by Warranty Deed from Wendy D. Adams Pigford and Mark C. Pigford husband and wife, of record in Instrument No. 20020806-0094250, in the Register's Office of Davidson County, Tennessee, dated July 31, 2002, and recorded on August 06, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, CONDOMINIUM SITE PLAN, SECTION THREE, PATIO VILLA, as recorded in Plat Book 5200, Page(s) 495.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, PATIO VILLA, as recorded in Plat Book 5200, Page 494.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PATIO VILLA CONDOMINIUMS of record in Book 5970, Page 829 and as corrected in Book 6014, Page 978, as amended in Book 6406, Page 799 and Rules and Regulations recorded in Book 7266, Page 827; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for Patio Villa Condominium Association, Inc. recorded as Book 6031, Page 493.

This is improved property located at 945 Patio Dr Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of June, 2025.

Lois M. Dooley
Lois Dooley

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lois Dooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 2025.

Notary Public
My Commission Expires: 2.6.028

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

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 06.26.2025 (date of document).

Affiant Signature

06.26.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 26 day of June, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

