This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-6399-LV

Karen Johnson Davidson County
Batch# 1292126 DEEDWARR
06/30/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20250630-0051511

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2025.

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

Notary Public
My Commission Expires: 06/18/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Financial, LLC, a Texas Limited Liability Company 7703 North Lamar Blvd Suite 205 Austin, Texas 78752	Music City Financial, LLC, a Texas Limited Liability Company 828 Royal Parkway Suite 204 Nashville, Tennessee 37214	163-16-0A-136-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Andrea Holland, a single person (individually and/or collectively, "Grantor"), transfer and convey unto Music City Financial, LLC, a Texas Limited Liability Company (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 256 on the Plan of PHASE TWO, PROVINCETOWN, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050609-0066104 - Exhibit "A-1", Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a complete accurate description thereof.

Being the same property conveyed to Andrea Holland, a single person, by Warranty Deed from Scott McClure and wife, Stacy McClure, of record in Instrument No. 20100219-0012936, in the Register's Office of Davidson County, Tennessee, dated February 12, 2010 and recorded on February 19, 2010.

This is improved property located at: **5514 Cedar Ash Crossing, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record. As contained in Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, PROVINCETOWN, as recorded in Instrument No. 20040218-0018392. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031119-0168785, as supplemented in Instrument No. 20050609-0066104. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030910-0132288. Development and Easement Agreement and Agreement to Share Costs as set forth in instrument recorded in Instrument No. 20031124-0170577. Common Open Space Deed recorded as Instrument No. 20050803-0091277.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good

right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of June, 2025.

GRANTOR:

Andrea Holland

Andrea Holland

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrea Holland, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2025.

DEANA LOWRANCE
Notary Public - Arizona
Maricopa County
Commission # 664743
My Commission Expires 04/30/2028

Notary Public Deana Lowrance
My Commission expires: 4/30/28

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

