Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
(901) 881-8600
File No: TN-25-1156

Karen Johnson Davidson County
Batch# 1292524 DEEDWARR
07/01/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $591.63
20250701-0052027

WARRANTY DEED

Effective as of **27th day of June, 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 **Kyle Rogers, a married man as his sole and separate property,** 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:

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 Grantor by Warranty Deed of record in Instrument No. 20250630-0051493, 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 PHASE TWO, 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 and Charter for Patio Villa Condominium Association, Inc., recorded as Book 6031, Page 493; 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.

WITNESS the Grantor's hand on this 27 day of June, 2025

GRANTOR:

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 June 27, 2025

Signed by:
Kristen Whitaker
Notary Signature

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

VALUATION AFFIDAVIT State Tennessee County Shelby

New Owner Name and Address to/ Mail tax bills to: Kyle Rogers 4296 Skyridge Dr Nashville, TN 37207 Property Address: 945 Patio Drive Nashville, TN 37214 Parcel I.D. Numbers: 108-03-0A-034-00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$159,900.00** AFFIANT Subscribed and sworn to before me this 27 day of June , 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 06.27.2025 (date of document).

Affiant Signature

06.27.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 27 day of June, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

