Docusign Envelope ID: 57F9B7F9-E433-477C-884B-DB0FB29F223E

Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
901-881-8600
File No: TN-25-1164

Karen Johnson Davidson County
Batch# 1292692 DEEDWARR
07/02/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $795.13
20250702-0052265

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 **Walking Bridge Homes LLC, a Tennessee 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 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 Grantor by deed of record at Instrument No. 20250630-0051511, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions and easements and 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 and Common Open Space Deed recorded as Instrument No. 20050803-0091277; in 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

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

Signed by:
Kristen Whitaker
Notary Signature

State of Tennessee
County of Shelby

New Owner Name and Address to/ Mail tax bills to: Walking Bridge Homes LLC 1602 Summer St Manchester, TN 37355 **Property Address:** 5514 Cedar Ash Crossing Antioch, TN 37013 Parcel I.D. Numbers: 163-16-0A-136-00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$214,900.00,** 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 ____ day of June, 2025 NOTARY PUBLIC Commission expires: 9-23-26

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

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

