Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue, Ste 225
Memphis, TN 38119
901-881-8600
File No: TN-25-1160

Karen Johnson Davidson County
Batch# 1293837 DEEDWARR
07/03/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20250703-0052893

WARRANTY DEED

Effective as of **1st day of July, 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, **Debreca D. Smith, a single person,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liablity 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 33 (Lot 17), a Condominium, a Horizontal Property Regime, located on Colonial Heritage Drive, Davidson County, Tennessee, as shown on the Plat of SECTION TWO, HERITAGE VILLAGE OF PRIEST LAKE PARK, Condominium apartments, recorded in Plat Book 5200, Page 106, as amended in Plat Book 5459, Page 681, said Register's Office, and described in a Master Deed recorded in Book 5097, Page 855, as amended in Book 5192, Page 243, Book 5292, Page 747, Book 5282, Page 749, Book 5459, Page 679 and Instrument No. 20140314-0021490, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of SECTION TWO, HERITAGE VILLAGE OF PRIEST LAKE PARK, Condominium Apartments contained in the Master Deed recorded in Book 5097, Page 855, as amended in Book 5192, Page 243, Book 5292, Page 747, Book 5282, Page 749, Book 5459, Page 679 and Instrument No. 20140314-0021490, and by-laws recorded in Book 5097, Page 862, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Debreca D. Smith, a Single Person, by Warranty Deed from Mary D. Redding, unmarried, of record in Instrument No. 20020225-0023506, in the Register's Office of Davidson County, Tennessee, dated February 11, 2002 and recorded on February 25, 2002.

This property is unencumbered except for Building lines, subdivision restrictions, easements and other matters shown on the Plat of SECTION TWO, HERITAGE VILLAGE OF PRIEST LAKE PARK, as recorded in Plat Book 5200, Page(s) 106, as amended in Plat Book 5459, Page 681; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HERITAGE VILLAGE OF PRIEST LAKE PARK Condominium of record in Book 5097, Page 855, as amended in Book 5192, Page 243; Book 5292, Page 747; Book 5292, Page 749; Book 5459, Page 679 and Instrument No. 20140314-0021490; 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 Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5562, Page 833, 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 1st day of July, 2025

GRANTOR:

Debreca Smith

Debreca D. Smith

STATE OF Tennessee
COUNTY OF Davidson

On this 1st **day of** July**, 2025, before me personally appeared, Debreca D. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 1st **day of** July**, 2025.**

Tuwana J. Bryant

Notary Signature
My commission expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Shelby

New Owner Name and Address: Music City Financial, LLC, a Texas Limited Liability Company 7703 N. Lamar Boulevard, Ste 205 Austin, TX 78752 **Mail tax bills to:** Music City Financial, LLC, a Texas Limited Liability Company 828 Royal Parkway, Ste 204 Nashville, TN 37214 **Property Address:** 3712 Colonial Heritage Drive Nashville, TN 37217 Parcel I.D. Numbers: 136-03-0C-083-00	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 **$175,000.00,** 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 3rd day of July, 2025 Kristen Whitaker NOTARY PUBLIC Commission expires: 10/28/2028

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 07.01.2025 (date of document).

Affiant Signature

07.01.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 01 day of July, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

