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Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
(901) 881-8600
File No. TN-25-1170

Karen Johnson Davidson County
Batch# 1298378 DEEDWARR
07/17/2025 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $850.63
20250717-0056400

WARRANTY DEED

Effective as of **15th 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, **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 **Melanie Anderson and Troy Anderson, wife and husband,** 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 2, Building L, on the plan of CONDOMINIUM PLAT OF LAKE CHATEAU, of record in Plat Book 6250, Pages 607-610, , corrected and amended in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Amended in Book 11012, Page 495, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor by deed at Instrument No. 20250716-0056226, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for Building lines, subdivision restrictions and easements in Plat Book 6250, Pages 607-610, corrected and amended in Book 7025, Page 380, Book 10753, Page 271, Book 10753, Page 275 and Amended in Book 11012, Page 495; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, LAKE CHATEAU, CONDOMINIUM APARTMENTS, as recorded in Book 4675, Page 41; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED PLAT - BUILDINGS A, B, C, D, E, F, G, H, K, L, N, Q, S, T, V, W, X, Z, CLUBHOUSE, MECH, BLDG., POOL, & TENNIS COURT, LAKE CHATEAU, CONDOMINIUM APARTMENTS, as recorded in Book 5050, Page 2; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LAKE CHATEAU (SECTION ONE) of record in Book 4756, Page 743, as amendment to bylaws in Book 5708, Page 781 and Book 5718, Page 988; as amended in Book 5819, Page 432; as amended and restated in Book 6639, Page 468; Joinder Agreement in Book 6691, Page 308 and Book 6691, Page 314; as amended in Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275, Book 11012, Page 495; Assignment of Development Rights recorded in Book 10836, Page 280 and Appointment of Successor Trustee in Instrument No. 20000714-0069922 and Instrument No. 20050815-0096130; 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; Easement for Right of Way, recorded in Book 6651, Page 23; Easement recorded in Instrument No. 20101206-0096761 and Instrument No. 20190628-0062924; Storm Water Detention Agreement as set forth in instrument recorded in Book 6551, Page 765; and Charter for Lake Chateau Homeowners' Association, Phase I, II and III recorded as Book 6870, Page 491; 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 15 day of July 2025

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By: Noah Viddal
842224BF12D54S1...
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 7/15/2025

Signed by:
Kristen Whitaker
21C5353B7B1F455...
Notary Signature

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

New Owner Name and Address to/ Mail tax bills to:	STATE of Tennessee COUNTY of Shelby
Melanie Anderson 3611 Canbray Way Mount Juliet, TN 37122 Property Address: 192 Lake Chateau Drive Hermitage, TN 37076 Parcel I.D. Numbers: 097-08-0A-062-00	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 **$229,900.00,** 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 15 day of July , 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 7/15/20255 (date of document).

Affiant Signature

7/15/2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15 day of July, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

