Docusign Envelope ID: 48C64E1A-0E40-432E-99C8-0623DD25FF6C

**Prepared by and return to:**
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
(901) 881-8600
File No. TN-25-1178

Karen Johnson Davidson County
Batch# 1321007 DEEDWARR
09/11/2025 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20250911-0072664

# WARRANTY DEED

Effective as of **5th day of September, 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 **Shan Sun, a married person,** 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 Lot No. 80 on the Plan of COPPERFIELD REVISED, as of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Music City Financial, a Texas Limited Liability Company, by Deed of record at Instrument No. 20250910-0072291, in the Register's Office of Davidson County, Tennessee, dated 9/5/2025, and recorded on 9/10/2025.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COPPERFIELD REVISED, as recorded in Plat Book 6900, Page(s) 555-559, revising the Plat Book 6900, Pages 145-149, Declaration of Covenants, Conditions and Restrictions recorded in Book 7071, Page 482, as being amended in Book 7208, Page 889 and Instrument No. 20191127-0122984, Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6779, Page 296, re-recorded in Book 6783, Page 973, Easement recorded in Book 11018, Page 985. Easement for Water and Sewerage Services, recorded in Book 7593, Page 488 and Book 7593, Page 511, Charter for Copperfield Home Owners Association, Inc., recorded as Book 7200, Page 821 as being amended in Book 7496, Page 162 and Book 7500, Page 941, Common Open Space Deed recorded as Book 7150, Page 358, Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq; 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.

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**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 5 day of September 2025.

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:

By: Noah Viddal
6A2224BF42B54B1...

Noah Viddal, Authorized Signer

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**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** 9/5/2025

Signed by:
Kristen Whitaker
21C51538761E455

**Notary Signature**

KRISTEN WHITAKER
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: June 16, 2028

| | |
|---|---|
| New Owner Name and Address to/ Mail tax bills to:<br><br>Shan Sun<br>1406 Jenny Ln<br>Clarksville, TN 37027<br><br>Property Address:<br>129 Chuzzlewit Down<br>Brentwood, TN 37027<br><br>Parcel I.D. Numbers: 172-01-0A-080.00 | STATE OF TENNESSEE<br>COUNY OF SHELBY<br><br>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 **$540,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 5th day of September, 2025<br><br>NOTARY PUBLIC<br><br>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 09.05.2025 (date of document).

Affiant Signature

09.05.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 05 day of September, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL




202509110072664