Docusign Envelope ID: F6FEFC44-6572-4997-9F30-F2157AB29ED2

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
File No: TN-25-1197

Karen Johnson Davidson County
Batch# 1329534 DEEDWARR
10/02/2025 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $573.50
20251002-0078555

State of TN
County SHELBY

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed & sworn to before me, this 26 day of Sep., 2025

Notary Public

My Commission Expires: 4/17/29

WILLIAM T MONROE NOTARY PUBLIC TENNESSEE My Comm Exp. April 17, 2029 COUNTY OF SHELBY

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
1900 Richard Jones Road APT A-210 Nashville, TN 37215 **Map/Parcel Number:** 172-01-0A-080-00	Mark Scott 1013 Gracelawn Drive Brentwood, TN 37027	Mark Scott 1013 Gracelawn Drive Brentwood, TN 37027

Effective as of **26th 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 **Mark Scott, a married man,** 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, Parcel No. 54, being Unit No. A-210, in a Horizontal Property Regime located on the Plat of GREEN HILLS TERRACE, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Music City Financial, by Warranty Deed from MFP, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20251001-0078392, in the Register's Office of Davidson County, Tennessee, dated 09/23/25 and recorded on 10/01/25.

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This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plat of GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GREEN HILLS TERRACE Condominium of record in Book 5304, Page 702, as Amended in Book 7841, Page 557 and Amendment to Bylaws recorded in Book 9830, Page 181; 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 Sanitary Sewers and/or Storm Drainage, recorded in Book 3879, Page 569; Easement recorded in Book 4317, Page 162 and Book 4320, Page 896; Easement for Right of Way, recorded in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514; All of the terms and provisions set forth and contained in that certain Lease between Green Hills Terrace, Lessor, and Web Service Company, Lessee, a memorandum of which is recorded in Book 7523, Page 260, and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, 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.

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WITNESS the Grantor's hand on this 26 day of September 2025

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By: Noah Viddal
642224BF12D54B1...
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 09/26/2025

Signed by:
Kristen Whitaker
21C5163876E455...
Notary Signature



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 09.26.2025 (date of document).

Affiant Signature

09.26.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 26 day of September, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

