docusign Envelope ID: 2BE679AD-48C6-4A42-826B-945F7CBC7395

Karen Johnson Davidson County
Batch# 1342406 DEEDWARR
11/06/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20251106-0088426

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-25-1267

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00

Affiant

Subscribed & sworn to before me, this 5 day of November, 2025

Notary Public

My Commission Expires:
5/17/2028

HILARY MEDRICK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

Property Address: 105 Vaughns Gap Road, Nashville, TN 37205 **Map/Parcel Number:** 129-07-0-048	**Name & Address of New Owner** CLF TN Ventures, LLC 510 Timmons St. Nashville, TN 37211	**Send Tax Bills To:** CLF TN Ventures, LLC 510 Timmons St. Nashville, TN 37211

Effective as of 30 day of October 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 **CLF TN Ventures, 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 Lot No. 1008 on the RESUBDIVISION OF LOTS 1007 & 1008 ON THE PLAN OF WEST MEADE FARMS, INC., SECTION 6-A, of record in Plat Book 6200, Page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Music City Financial, LLC, A Texas Limited Liability Company, by deed of record in Instrument No. 20251105-0088873, in the Register's Office of Davidson County, Tennessee, dated October 30, 2025, and recorded on November 5, 2025.

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This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in addition to applicable government and zoning regulations; and all restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 1007 & 1008 ON THE PLAN OF WEST MEADE FARMS, INC. SECTION 6-A, as recorded in Plat Book 6200, Page(s) 164; and all Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION 6-A, as recorded in Plat Book 2854, Page 104, all of record in the Register's Office of Davidson County, Tennessee, and 2026 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 30 day of October 2025

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

Docusigned by:
By: Noah Viddal
842234BE12D54B1...
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 _____

Signed by:
Susan Pack Davis
6679A73C8816496...
Notary Signature

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
Shelby County

ONLINE NOTARY PUBLIC
My Commission Expires: September 23, 2026

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 09.23.2025 (date of document).

Affiant Signature

09.23.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 23 day of September, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

