Docusign Envelope ID: E7A6E7DA-617E-478C-AD63-282FC647D7FF

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-25-1299

Karen Johnson Davidson County
Batch# 1342619 DEEDWARR
11/07/2025 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $943.13
20251107-0088681

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $254,900.00

Affiant

Subscribed & sworn to before me, this 6 day of November, 2025

Notary Public

My Commission Expires:
5/17/2025

HILLARY HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP. 05/17/2025
SHELBY COUNTY

| **Property Address:** 1233 Jacksons Hill Road, Hermitage, TN 37076<br>**Map/Parcel Number:** 086-07-0-085 | **Name & Address of New Owner**<br>Black Lion Enterprises, LLC<br>2 Morningside<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Black Lion Enterprises, LLC<br>2 Morningside<br>Nashville, TN 37215 |
|---|---|---|

Effective as of **5th day of November, 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 **Black Lion Enterprises, 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. 108 on the Plan of JACKSON'S RETREAT, PHASE II, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Music City Financial, LLC by deed of record at Instrument No. 20251106-0088636, in the Register's Office of Davidson County, Tennessee, dated November 3, 2025, and recorded on November 6, 2025

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This property is unencumbered except for Building lines, dedications, reservations, subdivision restrictions and easements and other matters shown on the plat of JACKSON'S RETREAT, PHASE II, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 673; declaration of covenants conditions and restrictions recorded in Book 5741, Page 360, and Book 6176, Page 939; Charter for Jackson's Retreat Homeowners Association recorded as Book 5745, Page 283; and By Laws for Jackson's Retreat Homeowners; Association recorded as Book 5745, Page 294, all of record in the Register's Office of Davidson County Tennessee; and 2026Davidson County 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 _____ day of November 2025

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

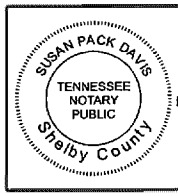
DocuSigned by:
By: Noah Viddal
642224BF12D54B1...
Noah Viddal, Authorized Signer

**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** _____

Susan Pack Davis
6678A73CB816496...
**Notary Signature**




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

