Docusign Envelope ID: 0A22C1AA-3A51-477D-AB0C-DC046FDF64DE

Karen Johnson Davidson County
Batch# 1353114 DEEDWARR
12/03/2025 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20251203-0095801

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-25-1308

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed & sworn to before me, this 1 day of December, 2025.

Notary Public

My Commission Expires:

HILLARY HEDRICK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
1002 Patio Drive Nashville, TN 37214 **Map/Parcel Number:** 108-03-0A-028-00	Jeffrey Rogers and Sloane Rogers 1002 Patio Drive Nashville, TN 37214	Jeffrey Rogers and Sloane Rogers 1002 Patio Drive Nashville, TN 37214

Effective as of **25th 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 **Jeffrey Rogers and Sloane Rogers, husband and wife** 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 28, Part of Lot 17, on the Plan of PHASE TWO, CONDOMINIUM SITE PLAN, SECTION THREE, PATIO VILLA, as of record in Plat Book 5200, Page 495, together with the Master Deed establishing Patio Villa Condominiums, of record in Book 5970, Page 829 with Correction recorded in Book 6014, Page 978 and Amendment to the By-Laws recorded in Book 6406, Page 799 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to the Grantor by Deed of record in Instrument No. 20251201-0095123, in the Register's Office of Davidson County, Tennessee, dated 11/26/2025, and recorded on 12/1/2025.

Being the same property conveyed to Billy Joe Shirley, unmarried, by Warranty Deed from William Anthony Duncan, Jr., unmarried, of record in Instrument No. 20160713-0071788, in the Register's Office of Davidson County, Tennessee, dated July 07, 2016 and recorded on July 13, 2016.

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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 additional to applicable government and zoning regulations on the plat of PHASE TWO, CONDOMINIUM SITE PLAN, SECTION THREE, PATIO VILLA, in Plat Book 5200, Page 495; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PATIO VILLA CONDOMINIUMS Condominium of record in Book 5970, Page 829 with Correction recorded in Book 6014, Page 978 and Amendment to the By-Laws recorded in Book 6406, Page 799; 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; Charter for Patio Villa Condominium Association, Inc. recorded as Book 6031, Page 493; Patio Villa Rules and Regulations recorded as Book 7266, Page 827, all of record in the Register's Office of Davidson **County**, Tennessee; and **2026 Davidson County**, and **2026 City of Nashville**, 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 _____ day of November 2025

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

By: Noah Viddal
6422245F72054B7...
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.

Signed by:
Witness my hand and seal, this _____
Susan Pack Davis
Notary Signature
6679473C9816496...

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 11.24.2025 (date of document).

Affiant Signature

11.24.2025

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 day of November, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

