WARRANTY DEED

Karen Johnson Davidson County
Batch# 1363176 DEEDWARR
12/30/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20251230-0103935

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HILLARY HEDRICK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY COMM. EXP. 05/12/2029

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MUSIC CITY FINANCIAL, LLC. a Texas Limited Liability Company	MUSIC CITY FINANCIAL, LLC. a Texas Limited Liability Company	109 05 0D 052.00
(NAME) 7703 North Lamar Blvd, #205	(NAME) 828 Royal Parkway Ste 204	
(ADDRESS) Austin, TX 78752	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel E. Fisher Voltaggio, a married woman and Husband, Anthony Voltaggio**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1740 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585, said Register's Office, are incorporated in this description by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Rachel E. Fisher, unmarried woman by Warranty Deed from Tonya Renee Levan (Who Obtained Title as Tonya Renee Morelock), married, dated 07/26/2018, of record in Instrument No. 20180802-0075902, Register's Office for Davidson County, Tennessee.

The said Anthony Voltaggio joins in this conveyance to waive any and all rights he has in said property.

The said Rachel E. Fisher having since married is now known as Rachel E. Fisher Voltaggio.
Rachel E. Fisher and Rachel E. Fisher Voltaggio are one and the same person.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appear 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 including Restrictions, Dedications, Conditions, Reservations, Easements and other matters shown on the plat of THE LAKES APARTMENTS LOT 1 & LOT 2, LINCOYA BAY DRIVE, as recorded in Instrument No. 20000918-0092189; Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040628-0076712, as Supplemented in Instrument No. 20041028-0129585, Instrument No. 20050923-0114373 and Attorney's Certificate recorded in Instrument No. 20180420-0037271; Covenants, Conditions and Restrictions as set forth in Regulatory Agreement and Declaration of Restrictive Covenants recorded in Book 6663, Page 871; Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20021204-0149456;Easement for Water Main, recorded in Book 4861, Page 511; Easement for Sewer, recorded in Book 5107, Page 823 and Book 5406, Page 470; Easement for Right of Way Dedication, recorded in Book 6050, Page 25; Easement for Ingress and Egress, recorded in Book 6185, Page 216, as amended in Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7121, Page 169; Easement for Utility, recorded in Book 7498, Page 726; Easement for Right of Way, recorded in Instrument No. 20130517-0050096; Charter for

Cottages at Williams Bend Townhouses Corporation recorded as Instrument No. 20060314-0028980; and Common Open Space Deed recorded as Instrument No. 20061229-0161140, 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 .

unimproved ☐

This is improved ☒ 1740 Lincoya Bay Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 23rd day of December, 2025.

Rachel E Fisher Voltaggio

Rachel E. Fisher Voltaggio

Anthony Voltaggio

Anthony Voltaggio

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel E. Fisher Voltaggio, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of December, 2025.

Notary Public:
My Commission Expires: 1.31.29

STACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Susan Pack 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 12.23.25 (date of document).

Affiant Signature

12.23.25

Date

State of Tennessee

County of Shelby

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

Notary's Signature

MY COMMISSION EXPIRES: 4/17/29

NOTARY'S SEAL

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