Docusign Envelope ID: F788C770-8098-4FFF-BBAB-F6E2B9B5F167

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-25-1373

Karen Johnson Davidson County
Batch# 1364160 DEEDWARR
12/31/2025 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20251231-0104507

State of TENNESSEE
County SHELBY

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed & sworn to before me, this 29 day of DEC, 2025

Notary Public

My Commission Expires:

HILLARY HEDRICK NOTARY PUBLIC STATE OF TENNESSEE EXP. 05/17/2028 SHELBY COUNTY

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
1740 Lincoya Bay Dr Nashville, TN 37214-2769 **Map/Parcel Number:** 109 05 0D 052.00	Easy Home Solutions, Inc. 7703 N. Lamar Blvd #205 Austin, TX 78752	Easy Home Solutions, Inc. 7703 N. Lamar Blvd #205 Austin, TX 78752

Effective as of **23rd day of December, 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 **Easy Home Solutions, Inc., a Tennessee Corporation,** 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 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 ELEMENT, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, and Instrument No. 20050923-0114373 and Attorney's Certificate recorded in Instrument No. 20180420-0037271, 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,

Being the same property conveyed to Grantor by Deed of record in Instrument No. 20251230-0103935, in the Register's Office of Davidson County, Tennessee, dated December, 23, 2025, and recorded on December 30, 2025.

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.

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 23 day of December, 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 _____

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 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 12/23/2025 (date of document).

Affiant Signature

12/31/2025
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 31 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

202512310104507