Docusign Envelope ID: B427D9D3-E869-4D6C-BA88-9EE542F5FD69

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-25-1370

Karen Johnson Davidson County
Batch# 1369710 DEEDWARR
01/14/2026 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260114-0003491

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed & sworn to before me, this 9 day of Jan, 2026

Notary Public

My Commission Expires:

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

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
3015 Lyndale Dr Nashville, TN 37207 **Map/Parcel Number:** **060 07 0 021.00**	East Home Renovation, LLC 2016 Paula Drive Nashville, TN 37115	East Home Renovation, LLC 2016 Paula Drive Nashville, TN 37115

Effective as of **8th day of January, 2026**, 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 **East Home Renovation, 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. 27 on the Plan of SECTION 6, HILLHURST ACRES, of record in Plat Book 2854, Page 62, said Register's Office.

Said Lot No. 27 fronts 94.50 feet on the Northerly margin of Lyndale Drive and extends back 204.5 feet on the Westerly line and 189.5 feet on the Easterly line to a dead line in the rear measuring 112.0 feet thereon.

Being the same property conveyed to Grantor by Deed of record at Instrument No. 20260113-0003127, in the Register's Office for Davidson County, Tennessee, dated 01.07.2026, and recorded on 01.13.2026.

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This property is unencumbered except for Building lines, subdivision restrictions dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX HILLHURST ACRES, as recorded in Plat Book 2854, Page(s) 62, declaration of covenants, conditions and restrictions recorded in 2930, Page 61, 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 8 day of January 2026

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

DocuSigned by:
By Noah Viddal
6422243F12D54B1...
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 8th day of January 2026

Signed by:
Susan Pack Davis
5879A73C0818496...
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 01.08.2026 (date of document).

Affiant Signature

01.08.2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 08 day of January, 2026.

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