Karen Johnson Davidson County
Batch# 1387582 DEEDWARRSP
03/03/2026 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $503.20
20260303-0016628

Prepared by and return to:
Summit Title & Escrow, LLC
6000 Poplar Avenue, Suite 225
Memphis, TN 38119

SPECIAL WARRANTY DEED

Effective as of **13th day of February, 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, **Tennessee Housing Development Agency**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tracts or parcels of land together with all improvements thereon and appurtenances thereto, in **Davidson** County, State of Tennessee, and described as follows:

See Exhibit "A"

This property is unencumbered except for Building lines, subdivision restrictions, easements, declaration of covenants, conditions and restrictions recorded in **the plat of REVISION OF LOTS 35, 36, 37, 38, & 39 PHASE ONE CONDOMINIUM SITE PLAN SECTIONS ONE & TWO PATIO VILLA, as recorded in Plat Book 5800, Page 145; the plat of PHASE ONE CONDOMINIUM SITE PLAN SECTIONS ONE & TWO PATIO VILLA, as recorded in Plat Book 5200, Page 458; the plat of SECTION TWO PATIO VILLA, as recorded in Plat Book 5200, Page 451;** 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 Condominium of record in Book 5970, Page 829, as re-recorded in Book 6014, Page 978 and Amendments to the By-Laws recorded in Book 6406, Page 799; Patio Villa Rules and Regulations recorded in Book 7266, Page 827; Patio Villa Condominium Association, Inc. recorded as Book 6031, Page 493; Common Open Space Deed recorded as Book 6155, Page 236;** all of record in the Register's Office of Davidson **County**, Tennessee; **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, when the claim is by, through, or under Grantor, but not otherwise. 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 11TH day of February 2026.

GRANTOR:
Tennessee Housing Development Agency

By: Tony White
Its: REO COORDINATOR

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tony White **with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the** REO Coordinator **of the Tennessee Housing Development Agency, and that as such** REO Coordinator **being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Tennessee Housing Development Agency.**

Witness my hand, at office, this 11 **day of** February **2026.**

Jremarcus Jones
Notary Signature
My commission expires: 10-23-2029

JREMARCUS S JONES NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY MY COMMISSION EXPIRES OCTOBER 23, 2029

New Owner Name and Address to: Music City Financial, LLC, a Texas Limited Liability Company 7703 N. Lamar Boulevard, #205 Austin, TX 78752 Property Addresses: 3017 Casa Drive Nashville, TN 37214 Mail tax bills to: Music City Financial, LLC, a Texas Limited Liability Company 828 Royal Parkway, Ste 204 Nashville, TN 37214	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $136,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. Tony White AFFIANT Subscribed and sworn to before me this 11 day of February 2026. Jremarcus Jones NOTARY PUBLIC Commission expires: 10-23-2029

JREMARCUS S JONES NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY MY COMMISSION EXPIRES OCTOBER 23, 2029

Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 36, Unit No. 11 in a Horizontal Property Regime as shown on the REVISION OF LOTS 35, 36, 37, 38, & 39, PHASE ONE, CONDOMINIUM SITE PLAN, SECTIONS ONE & TWO, PATIO VILLA of record in Plat Book 5800, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tennessee Housing Development Agency, by Substitute Trustee's Deed foreclosing Deed of Trust recorded as Instrument No. 20220209-0015248, from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20251126-0094360, in the Register's Office of Davidson County, Tennessee, dated November 21, 2025 and recorded on November 26, 2025.

Being the same property conveyed to Jennifer Loree Huddleston, an unmarried woman, by General Warranty Deed from Wanda T. Woosley, an unmarried woman, of record in Instrument No. 20220209-0015247, in the Register's Office of Davidson County, Tennessee, dated February 01, 2022 and recorded on February 09, 2022.

Property Address: 3017 Casa Drive, Nashville, TN 37214

Map/Parcel Number: 108 07 0A 011.00

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 2/11/26 (date of document).

Affiant Signature

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 26 day of September, 2025.

Kristen Whitaker

Notary's Signature

MY COMMISSION EXPIRES: June 18, 2028

NOTARY'S SEAL

