Karen Johnson Davidson County
Batch# 1387936 DEEDWARR
03/04/2026 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20260304-0017113

Docusign Envelope ID: 342EECB3-D165-4170-8151-44A64B7D106F

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow, LLC
6000 Poplar Avenue
Suite 225
Memphis, TN 38119
File No: TN-26-1461

State of TN
County Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed & sworn to before me, this 13 day of FEB, 2026.

Notary Public

My Commission Expires:

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

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
3017 Casa Dr Nashville, TN 37214 **Map/Parcel Number:** 108 07 0A 011.00	Kyle Rogers 3017 Casa Drive Nashville, TN 37214	Kyle Rogers 3017 Casa Drive Nashville, TN 37214

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, **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 **Kyle Rogers,** 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 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 Music City Financial, LLC, by Special Warranty Deed recorded as Instrument 20260303-0016628, from Tennessee Housing Development Agency, in the Register's Office of Davidson County, Tennessee, dated February 13, 2026, and recorded on March 3, 2026.

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.

Docusign Envelope ID: 342EECB3-D165-4170-8151-44A64B7D106F

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. 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 12th day of February 2026

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

Signed by:
By: Noah Viddal
7EAC3AD0E1BE48A...
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

20260305001711

Exhibit "A"
Property Description

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.

Parcel ID:	108-07-0A-011-00
Subject Property Address:	3017 Casa Dr, Nashville, TN 37214

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 02.13.2026 (date of document).

Affiant Signature

02.13.2026

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13 day of February, 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