Karen Johnson Davidson County
Batch# 1404501 DEEDWARR
04/10/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $529.10
20260410-0029397

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-26-1667

SUSAN PACK DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 23, 2026
COUNTY OF SHELBY

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $143,000.00

Affiant

Subscribed & sworn to before me, this 30th day of March, 2026

Notary Public

My Commission Expires: 9-23-24

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
3051 Casa Drive Nashville, TN 37214 **Map/Parcel Number:** 108-03-0-066	Easy Home Solutions, Inc. Harvest Grace Boulevard, Murfeesboro, TN 37129	Easy Home Solutions, Inc. Harvest Grace Boulevard, Murfeesboro, TN 37129

Effective as of **30th day of March, 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 **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 Lot No. 48A, A REVISION OF ZONE LOT DIVISION LOTS 44-45 & 48 & 102, SECTION FIVE, PATIO VILLA, of record in Plat Book 5200, Page 748, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor by deed of record in the Register's Office of Davidson County, Tennessee, recorded at Instrument No. 20260410-0029254.

Docusign Envelope ID: 76A19D4D-50E0-869A-82A7-713DDA3F8ECA

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 748, revising Plat Book 5800, Page 335, said Register's Office; (3) Water Main Easement of record in Book 6021, Page 919 and Book 6165, Page 742, in the Register's Office for Davidson County, Tennessee; (4) Sanitary Sewer Easement of record in Book 6021, Page 843, Book 6021, Page 914 and Book 6165, Page 747, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70, Register's Office

for said County. **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 30th day of March 30, 2026.

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

By: Noah Viddal
042224BF12D54B1...
Noah Viddal, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Noah Viddal of the state and county mentioned, personally appeared before me by audio-video communication Noah Viddal, Authorized Signatory 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 Signatory of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal, Authorized Signatory of Music City Financial, LLC as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Shelby County TN, this 30th day of March, 2026.

Susan Davis
6679A73C8816496...
Notary Signature

Printed Name: Susan Davis

My commission expires: 09/23/2026

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 03/30/2026 (date of document).

Affiant Signature

03/30/2026
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30 day of March, 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