Docusign Envelope ID: 435F085F-ACAA-8314-809B-DE/978DC/59F

Karen Johnson Davidson County
Batch# 1422859 DEEDWARR
05/20/2026 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20260520-0045568

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6000 Poplar Avenue, Suite 225
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-26-1934

State of Tennessee
County Shelby

The actual consideration or value, whichever is greater, for this transfer is ~~$165,000.00~~

Affiant

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

Notary Public

My Commission Expires:

HILLARY HEDRICK NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY EXP. 05/17/2026

Property Address:	**Name & Address of New Owner**	**Send Tax Bills To:**
2607 Alameda St Nashville, TN 37208 **Map/Parcel Number:** **092-02-0-192**	FINYARA HOMES II COMPANY 9808 Albemarle Lane Brentwood, TN 37027	FINYARA HOMES II COMPANY 9808 Albemarle Lane Brentwood, TN 37027

Effective as of **30th day of April, 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 **FINYARA HOMES II COMPANY, 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. 112 of Block 6 on the Plan of HEFFERNAN PLACE of record in Plat Book 161, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the South side of Alameda Street, or Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Music City Financial, LLC, A Texas Limited Liability Company, by deed of record in Instrument No. 20260519-0045191, in the Register's Office of Davidson County, Tennessee, dated April 30, 2026, and recorded on MAY 19, 2026.

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This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HEFFERNAN PLACE, as recorded in Plat Book 161, Page(s) 138 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 _____ day of 4/30/2026

GRANTOR:

Music City Financial, LLC, a Texas Limited Liability Company

By: DocuSigned by: Noah Viddal
B422248F32054B1...
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 4/30/2026

Signed by: Susan 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 04/30/2026 (date of document).

Affiant Signature

04/30/2026
Date

State of Tennessee

County of Shelby

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