This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 232986 DEEDWARR
05/21/2019 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190521-0048092

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 265,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29th day of April, 2019

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER:
B and H Properties, LLC
612 Stirrup Court
Mount Juliet, TN 37122
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08307021600

WARRANTY DEED

19NT00074

Effective the 29th day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

B AND H PROPERTIES, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being lot 62 on the Plan of Roselawn of record in Book 2133, Page 1 (formerly known as Lots Nos. 1 and 2 on the Resubdivision of Lot No. 62 on the Plan of Roselawn, as of record in Book 6050 page 76, which was voided by Memorandum and Order of record in book 1167, page 197.) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more a complete and accurate legal description.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Music City Financial, LLC from Karimu Daniel Kpana-Quomah, Jayleen Snow and Alexus Snow, Devisees under the Joe M. Kpana-Quamoh as recorded 5-1-2019 as document no. 20190501-0040375 Register's office for Davidson County, Tennessee.

Being the same property conveyed to Joe M. Kpana-Quamoh, unmarried, by Warranty Deed from Walter W. Ford and wife, Mabel A. Ford and Marie Bennet, dated\1/8/1995 and recorded 1/30/1985 in Book 6484, page 262, Register's Office for Davidson County, Tennessee. The said Joe M. Kpana-Quomah died testate on December 23rd, 2018 and will was admitted to Probate as Probate No. 19P36 of record in Probate Court of Davidson County, Tennessee, leaving Karimu Daniel Kpana-Quomah, Jayleen Snow and Alexus Snow, Devisees under the Joe M. Kpana-Quamoh.

This is an improved property commonly known as 919 Riverside Dr, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29th day of April, 2019

Edward Zamora, representative of Music City Financial, LLC

State of ~~Tennessee~~ Texas
County of ~~Davidson~~ Bexar

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Zamora, representative of Music City Financial, LLC, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29th day of April, 2019.

Notary Public

My commission expires: August 05, 2021

Marissa Y. Acevedo
Notary Public, State of Texas
My Commission Expires
August 05, 2021

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal:

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021