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# 234170 DEEDWARR
05/23/2019 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $688.20
20190523-0049032

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 186,000.00

Christy Jones
Affiant Signature

Subscribed and sworn to before me on this the 15th day of May, 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:
Woodland Enterprises, LLC
1170 Paddock Place
Mount Juliet, TN 37122
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 09016033600

WARRANTY DEED

19NT00310

Effective the 15th day of May, 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

WOODLAND ENTERPRISES, 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:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of Lot 69, Plat of Westboro Subdivision of record in Plat at Instrument No. 20181114-0112263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

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

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Country Club Investors recorded 5-17-2019 as Document 20190517-0046793.

Being the same property conveyed to Country Club Investors, LLC, by Quit Claim Deed from Ira Andrew Strickland and Suzanne Strickland, dated 04/23/2019 and recorded 04/09/2019 in Document 20190409-0032325, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ira Andrew Strickland and Suzanne Strickland, husband and wife, by Warranty Deed from Country Club Investors, LLC, dated 11/15/2018 and recorded 11/21/2018 in Document 20181121-0114497, Register's Office for Davidson County, Tennessee.

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 15th day of May, 2019

Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of Davidson

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 15th day of May, 2019.

Notary Public

My commission expires: 03-08-2021

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

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.

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

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: