WARRANTY DEED

Karen Johnson Davidson County
Batch# 251954 DEEDWARR
07/02/2019 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20190702-0064696

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/8/22

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramadan L. Albadran (NAME)	Ramadan L. Albadran (NAME)	
3549 Fair Meadows Dr. (ADDRESS)	3549 Fair Meadows Drive (ADDRESS)	11913000500
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Music City Financial, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramadan L. Albadran,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 70, on the Map of An Addition to and Revision of Lots Nos. 93, 94, 95, 96 and 97 of H.G. McNabb Subdivision, of record in Book 1130, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed dated June 28, 2019 at Instrument No. 20190702-0064432 in the Register's Office, Tennessee. Being previously conveyed to James and Randall Anderson by Affidavit of Heirship of record at Instrument No. 20190702-0064431 in the Register's Office of Davidson County, TN. Being previosuly conveyed to Ellen B. Anderson by virtue of that certain Warranty Deed dated May 11, 2000, and being of record at Instrument No. 200005150049769 in the Register's Office of Davidson County, Tennessee. Ellen B. Anderson now being deceased.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 1130, Page 79 in The Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2935 Harlin Dr. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 28th day of June, 2019.

Music City Financial, LLC

By: Edward Zamora, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Edward Zamora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Agent** of **Music City Financial, LLC**, Inc., the within named bargainor, a Texas Limited Liability Company, and that he as such **Authorized Agent** executed the foregoing instrument for the purposes therein contained, by signing the name of Texas Limited Liability Company by himself as **Authorized Agent.**

WITNESS my hand and official seal at office this 28th day of June, 2019.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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 according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019