Karen Johnson Davidson County
Batch# 304777 DEEDWARR
10/23/2019 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $569.43
20191023-0108616

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 153,900.00

Affiant Signature

Subscribed and sworn to before me on this the 22 of October, 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

NAME AND ADDRESS OF PROPERTY OWNER:
Redemption Properties, LLC
1050 Glenbrook Way Ste 480-244
Hendersonville, TN 37075

SEND TAX BILLS TO:
Redemption Properties, LLC
1050 Glenbrook Way Ste 480-244
Hendersonville, TN 37075

MAP AND PARCEL NUMBER: Tax ID #:06002002900

WARRANTY DEED

19NT01080

Effective the 18th of October, 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, a Texas limited liability company

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

Redemption 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 No. 52 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, pages 119 and 120, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

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 Joseph Stroud, dated 10/16/19 and recorded 10/17/19 in ~~Book~~ _____, ~~page~~ Instrument No. 20191017-0106301 Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3107 Spears Rd, Nashville, TN 37207.

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 18th of October, 2019.

N. Viddal

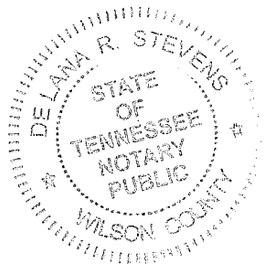
Noah Viddal, representative of Music City Financial, LLC

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Noah Viddal, representative of Music City Financial, LLC**, the within named bargainer 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 18th of October, 2019.

Notary Public

My commission expires: 1/30/2021



Certificate of Authenticity

I, Katrina Hoff, do hereby make oath that I am a license attorney and/or 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 Christy Michelle Jones**, a notary public for this county and state,** Katrina Hoff **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:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024