Karen Johnson Davidson County
Batch# 320113 DEEDWARR
11/26/2019 10:13:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20191126-0122147

WARRANTY DEED

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: ~~10/27/~~ 10/2/23

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: New Day Homes, LLC	SEND TAX BILLS TO: Owner at owners address	MAP-PARCEL NUMBERS
(NAME)	(NAME)	10203008200
2330 Golf club lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(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, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **New Day Homes, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1278 on the Plan of Charlotte Park, Section 18, of record in Book 3600, Pages 51 and 52, Register's Office for said County.

SAID Lot No. 1278 fronts 75.0 feet on the northeasterly margin of Landau Drive and extends back 170.0 feet on the northwesterly line and 160.1 feet on the southeasterly line to a dead line in the rear, measuring 75.65 feet thereon.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed dated November 22, 2019 of record at Instrument No. 20191125-0121723 in the Register's Office of Davidson County, TN. Being previously conveyed to Lloyd Ray Anderson and Pamela S. Anderson by virtue of that certain Warranty Deed dated March 31, 1983, and being of record at Book 6030, Page 684 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located 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 520 Landau Dr. Nashville, TN 37209
(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 22nd day of November, 2019.

Music City Financial, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Noah Viddal, 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, 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 Music City Financial, LLC by himself as Authorized Agent.

WITNESS my hand and official seal at office this 22nd day of November, 2019.

Cari Allen

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021