# WARRANTY DEED

Karen Johnson Davidson County
Batch# 421863 DEEDWARR
06/22/2020 10:27:30 AM 2 pgs
Fees: $13.00 Taxes: $569.80
20200622-0066390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: Elfersy Properties, LLC | SEND TAX BILLS TO: owner at owners address | MAP PARCEL NUMBERS |
|---|---|---|
| (NAME) | (NAME) | 09206012300 |
| 306 Sandhill Rd | | |
| (ADDRESS) | (ADDRESS) | |
| La Vergne, TN 37086 | | |
| (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 LiabilityCompany**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Elfersy Properties,** 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. 346 on the Map of Hefferman Place, as of record in Book 161, Page 138, Register's Office for said County.**

**Said Lot No. 346 fronts 50 feet on the Southerly side of Morena Street and runs back 202.2 feet on the Westerly line and 199 feet, more or less, on the Easterly line, to an alley on which it measures 50.2 feet.**

Being the same property conveyed to Music City Financial, LLC by Warranty Deed dated June 16, 2020 of record at Instrument No. 20200619-0065332 in the Register's Office of Davidson County, TN. Being previously conveyed to Ebenezer Missionary Baptist Church by Warranty deed from Alma Swett of record in Instrument No. 20020703-0080552 Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 03, 2002.

**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 3708A Morena St. Nashville, TN 37208
(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 16th day of June, 2020.

**Music City Financial, LLC**

N. Viddal

**By: Noah Viddal, Authorized Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, 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 the corporation by imself as Authorized Agent

WITNESS my hand and official seal at office this 16th day of June, 2020.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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.

Notary's Signature

My Commission Expires: 7-5-21

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