Karen Johnson Davidson County
Batch# 484882 DEEDWARR
09/29/2020 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $619.75
20200929-0111655

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: $167,500

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of September, 2020

Notary Public

My Commission expires 03/08/2021

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

NAME AND ADDRESS OF PROPERTY OWNER:
DC Capital, LLC & JMR Investments, LLC
437 Summit Oaks Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08107022600

WARRANTY DEED

20NT02622

Effective the 17 Day of September, 2021 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

DC Capital, LLC & JMR Investments, 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:

Being Lot No. 43 on the Map of W.M. Butler's Subdivision, of record in Book 57, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the Easterly side of 16th Avenue, North, and runs back between lines 146.3 feet on the Northerly line and 147.6 feet on the Southerly line, along the Northerly margin of an alley to an alley in the rear, on which it measurers 50 feet, more or less.

Being the same property conveyed to Music City Financial by Warranty Deed from Shirley Boyd dated 9-17-20 and Recorded 9-18-20 as document No. 20200918D107417, Register's Office for Davidson County, TN.

Being the same property conveyed to Shirley Boyd, by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, dated 09/16/2014 and recorded 09/17/2014 as document no. 20140917-0085407, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1808 16th Ave. North, Nashville, TN 37208

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 17 day of September, 2020

N. Viddal

Noah Viddal

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 president (or other officer authorized to execute the instrument) of **Music City Financial, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

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, Jill Nicely **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.**

Jill M Nicely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Jill Nicely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

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 2-10-2023