WARRANTY DEED

Karen Johnson Davidson County
Batch# 502268 DEEDWARR
10/28/2020 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20201028-0124698

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF October, 20__.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE
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:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAJA Properties LLC	owner at owners address	
(NAME)	(NAME)	08203017400
132 Shorecrest Cir		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RAJA Properties LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 50 feet of Lot Number 37 on the plan of the Benedict Land Company Subdivision of the Lindsley Tract as of record in Book 332, Page 40, Resister's Office for Davidson County, Tennessee.

Beginning at an existing iron pin in the westerly margin of Stockell Street and the southerly margin of Evanston Avenue, said point being the southwest corner of said intersection and is the northeast corner of this described tract, thence with the westerly margin of Stockell Street south 6 degrees 59 minutes, 59 seconds West 50.00 feet to an iron pin; thence leaving the westerly margin of said Street North 82 degrees 54 minutes 20 seconds West 178.55 feet to an iron pin, said point being in the easterly margin of an 18 foot alley; thence with the easterly margin of said alley North 7 degrees 10 minutes, 18 seconds East 50.00 feet to a P.K. nail in concrete, said point being in the southerly margin of Evanston Avenue, thence with the southerly margin of said Avenue South 82 degrees 54 minutes, 20 seconds East 178.43 feet to the point of beginning.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated October 15, 2020 of record at Instrument No. 20201020-0122056 **- in the Register's Office for Davidson County, TN.**

Being previously conveyed to Gotham Contracting, LLC, a Tennessee Limited Liability Company by Warranty deed from Peggy D. Mathes, administrator for Estate of Michael Coleman of record in Instrument No. 20200110-0003686 Register's Office for Davidson County, Tennessee, dated January 08, 2020 and recorded on January 10, 2020.

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 1018 Stockell St. Nashville, TN 37207
(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 15th day of October, 2020.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, 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 15th day of October, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022