Karen Johnson Davidson County
Batch# 529645 DEEDWARR
12/10/2020 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,009.73
20201210-0144842

WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of November 2020.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clean Foreclosures USA LLC, a Georgia limited liabilty company	Clean Foreclosures USA LLC	14710003800
(NAME)	(NAME)	
5040 Suter Drive	12465 Danesfeld Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Alpharetta, GA 30004	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), 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/have bargained and sold, and by these presents do transfer and convey unto **Clean Foreclosures USA LLC, a Georgia limited liabilty company**, hereinafter called the GRANTEE(S), his/her/their 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. 283 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, Page 16, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Constance Raye Dickerson and James Shelah Dickerson, as tenants in Common by Quitclaim Deed from Constance Raye Dickerson, Successors Trustee of the Harris Family Revocable Living Trust Agreement dated January 16, 1998, dated 01/30/2009 and recorded 04/21/2009, of record in Instrument 200904210035906, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Music City Financial LLC, a Texas limited liability company by Warranty Deed from Constance Raye Dickerson and James Shelah Dickerson, as tenants in Common, dated 12/01/2020 of record in Instrument 20201201-0139188, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5040 Suter Drive, Nashville, TN 37211
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of November 2020.

Music City Financial LLC, a Texas limited liability company

By: N. Vidal

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Noah Vidal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Agent the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Authorized Agent as such Authorized Agent.

Witness my hand and Official seal this 20th day of November, 2020.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

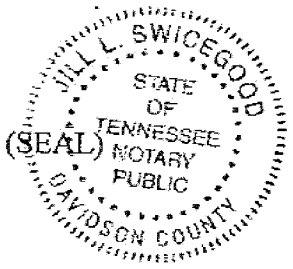
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022