Karen Johnson Davidson County
Batch# 547661 DEEDWARR
01/05/2021 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $688.20
20210105-0002030

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Giv Partners, LLC 2375 E BONANZA RD. GILBERT, AZ 85297	Giv Partners, LLC 2375 E BONANZA RD. GILBERT, AZ 85297	093-16-0-351

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Music City Financial, LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Giv Partners, LLC, an Arizona Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16, Block "C" on the Plan of the Hermitage Addition of record in Plat Book 57, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Keith D. Lee, unmarried of record in Instrument No. 202101050002029, Register's Office for Davidson County, Tennessee. Being also known as 65 Donelson Street Nashville, Tennessee 37210.

This conveyance is subject to: (1) Property Taxes for the year 2021 and all subsequent years; (2) Subject to all matters shown on the Plan of record in Plat Book 57, Page 43, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of December, 2020.

Music City Financial, LLC, a Texas Limited Liability Company

By: N. Viddal (SEAL)
Noah Viddal, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Crystal M. Henry 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 such person to be Authorized Signor of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, this 18th day of December, 2020.

Notary Signature

Printed Name: Crystal M. Henry

My commission expires: 9/2/24

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
18th day of December, 2020.

Notary Public
My commission expires: 9/2/24
File No. 2020-367

CRYSTAL M. HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

