Karen Johnson Davidson County
Batch# 566175 DEEDWARR
02/02/2021 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20210202-0015070

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF January, 20 21

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE 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
Wanda Williams	owner at owners address	
(NAME)	(NAME)	09609002200
1804 Brooky alley Pl		
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122		
(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 DO TRANSFER AND CONVEY UNTO **Wanda Williams,** HEREINAFTER CALLED THE GRANTEE, HER 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. 205 on the Plan of Woodberry Park, as of record in Book 2133, Pages 117, 118 and 119, Register's Office for said County, described as follows:

BEGINNING on the northwesterly margin of Lorna Drive at the corner of Lots Nos. 205 and 206; thence with the line between said two lots, northwestwardly 135 feet to the corner of Lots Nos. 205, 206 and 207; thence with the line between Lots Nos. 205 and 207, northeastwardly 59 feet to the corner of Lots Nos. 205, 207, 209 and 210; thence with the line between Lots Nos. 205 and 210, eastwardly 60 feet to the corner of Lots Nos. 204 and 205; thence with the line between said two lots, southeastwardly 160 feet to the northwesterly margin of Lorna Drive; thence with same, northwestwardly 112 feet to the beginning.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty deed dated Jan 22, 2021 **of record at Instrument No.** 20210125-0010567 **- in the Register's Office of Davidson County, TN. Being previously conveyed to Samuel L. Walls and wife, Ruth H. Walls, by virtue of that certain Deed dated May 14, 1993, and being of record at Book 8951, Page 106 in the Register's Office of Davidson County, Tennessee.**

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.

This is improved x property, known as 403 Lorna Dr. Nashville, TN 37214 (unimproved)
(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 22nd day of January, 2021.

MUSIC CITY FINANCIAL, LLC

N. Viddal

By: Noah Viddal, Authorized Agent

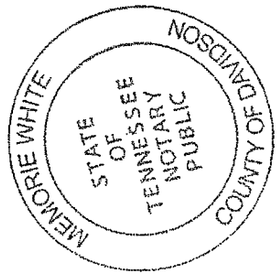
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 MUSIC CITY FINANCIAL, LLC by himself as Authorized Agent.

WITNESS my hand and official seal at office this 22nd day of January, 2021.

Notary Public

My Commission Expires: 7-5-2021



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