Karen Johnson Davidson County
Batch# 567590 DEEDWARR
02/03/2021 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $580.90
20210203-0015825

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:
Nashwood Real Estate, Inc. 1355 Sweetwater Drive Brentwood, TN 37027	Nashwood Real Estate, Inc. 1355 Sweetwater Drive Brentwood, TN 37027	043-07-0-020

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 **Nashwood Real Estate, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND LOCATED IN THE 9TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE SAID LAND BEING LOT 125 ON THE UNRECORDED MAP SHOWING JOHN W. ANDERSON'S SUBDIVISION OF TRACT 1 AND 13, ANDERSON ESTATES, SECTION 1 (BOOK 1130, PAGE 37 R.O.D.C., TN) DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF MCARTHUR DRIVE (50 FOOT WIDE PUBLIC RIGHT-OF – WAY), SAID ROD BEING THE NORTHEAST CORNER OF THE WILLIAM W. MASSEY LAND (BOOK 5128, PAGE 929 R.O.D.C., TN) AND BEING LOCATED N 05°27'06" E 125.0 FEET FROM THE NORTHERLY MARGIN OF ROOSEVELT AVENUE; THENCE LEAVING SAID MCARTHUR DRIVE WITH THE NORTHERLY LINE OF SAID MASSEY N 85°19'24" W 150.00 FEET TO AN IRON PIPE (OLD) AT THE NORTHEAST CORNER OF THE SHIRLEY F. BRINEGAR LAND PARCEL I.D. 04307001600 P.A.D.C., TN (INSTRUMENT # 20070316-0031970 R.O.D.C., TN) AND THE SOUTHEAST CORNER OF THE SHIRLEY F. BRINEGAR LAND PARCEL I.D. 04307001500 P.A.D.C., TN (INSTRUMENT # 20070316-0031970 R.O.D.C., TN) ; THENCE WITH SAID BRINEGAR N 05°26'20" E 51.20 FEET TO AN IRON ROD (NEW) AT THE SOUTHWEST CORNER OF THE NEILSON G. HUBBARD LAND (INSTRUMENT # 20170718-0072211 R.O.D.C.. TN) AT THE SOUTHEAST CORNER OF THE RONALD BRINEGAR LAND (BOOK 8837, PAGE 881 R.O.D.C., TN); THENCE WITH SAID NEILSON S 84°51'54" E 150.00 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF SAID MCARTHUR DRIVE; THENCE WITH SAID WESTERLY MARGIN S 05°27'06" W 50.00 FET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 7589.60 SQ. FT. OR 0.17 ACRES MORE OR LESS ACCORDING TO A BOUNDARY SURVEY DATED 1-22-2021 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING. INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.#1838.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by Warranty Deed from Nathan Ray Sadler, Kaylee Sadler, Sidney James Sadler, and Emily Ann Valentine, and Terry Sadler dated 01/27/2021, and recorded 02/02/2021 in Instrument No. 20210202-0015040, Register's Office for Davidson County, Tennessee.

Being known as 304 McArthur Drive, Madison, Tennessee 37115.

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 27th day of January, 2021.

Music City Financial, LLC, a Texas Limited Liability Company

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson 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 Signatory of Music City Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Nashville, TN, this 27th day of January, 2021.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07.03.2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

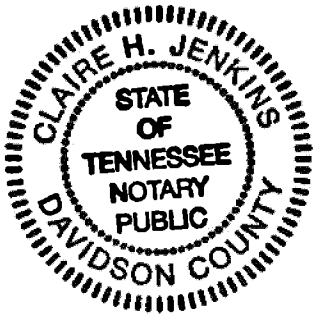
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $157,000.00, 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
27th day of January, 2021.

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-401



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

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY