This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 567689 DEEDWARR
02/03/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $610.13
20210203-0015969

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $164,900

Affiant Signature

Subscribed and sworn to before me on this the 6 Day of January 2021

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Nathan Rowe & Hannah Rowe
221 31st Avenue North, Blg A, Unit 213
Nashville, TN 37203

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 03413022800

WARRANTY DEED

20NT03730

Effective the 6 Day of January, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Music City Financial, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nathan Rowe & Hannah Rowe, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 29 on the plan of Edgemeade Farm, being a Resubdivision of Lots 29, 30, 31 & unnumbered lot of Edgemeade Farm of record in Book 3600, Page 69, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description. Being the same property conveyed to Music City Financial, LLC from Sharon M. Motley and John Motley, married dated 1/6/21 and recorded 1/7/21, Register's Office for Davidson County, Tennessee Inst # 20210107-0003145

Being the same property conveyed to Sharon M. Motley, married, by Warranty Deed from Veda Howard and husband, Gary Howard, dated 01/17/2006 and recorded 01/19/2006 as Instrument No. 20060119-0007234, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 206 Edgemeade Dr, Madison, TN 37115

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 6 day of January, 2021

N. Viddal

Noah Viddal

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public 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 himself to be president (or other officer authorized to execute the instrument) of **Music City Financial, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024