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# 567696 DEEDWARR
02/03/2021 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $573.13
20210203-0015979

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $154,900

Affiant Signature

Subscribed and sworn to before me on this the ___ Day of ___.

Notary Public

My Commission expires ___/___/___

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

NAME AND ADDRESS OF PROPERTY OWNER:
Santoori Investments, LLC
4512 Nolensville Road,
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 04309005300

WARRANTY DEED

20NT03426

Effective the 30 Day of Nov., 2020 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

Santoori Investments, LLC

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 Nos. 33 and 34 of Block "A", Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 33 and 34 from 100 feet on the southerly side of Wiley Street, and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Fredrick K. Jackson and wife, Daryle L. Jackson dated 11/30/20 and Recorded 12/10/20 as document No. 20201210-0144307, Register's Office for Davidson County, TN.

Being the same property conveyed to Fredrick K. Jackson and wife, Daryle L. Jackson, by Warranty Deed from Roger Newland and wife, Dana Newland, dated 11/15/2002 and recorded 11/20/2002 as Instrument No. 20021120-0144485, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 312 Wiley St, 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 30 day of Nov, 2020

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: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

202102030015979

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