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# 567703 DEEDWARR
02/03/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20210203-0015986

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $199,900

Affiant Signature

Subscribed and sworn to before me on this the 18 Day of Dec 2020

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:
A Way Up, LLC
1004 Tulip Way
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #:08106003700

WARRANTY DEED

20NT03410

Effective the 18 Day of Dec, 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

A Way Up, 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 No. 77 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the southerly side of Vance Avenue and extends back 335.9 feet on the easterly line and 133 feet on the westerly line to a dead line which is a broken line, measuring 70.65 feet thereon.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Gloria Hopkins, individually and Lillian Frey, Andrew Hall, Jr ., Robert Hall, Valerie Bridgeforth and Regina Hall, heirs at Law of Lillian Hall, Deceased, dated 12/18/20 and Recorded 12/22/20, Register's Office for Davidson County, Tennessee. Inst. # 20201222-0152376

Being the same property conveyed to Gloria Hopkins and Lillian Hall, by Quitclaim Deed from Lillian Hall, dated 06/09/2017 and recorded 08/11/2017 as Instrument No. 20170811-0082753, Register's Office for Davidson County, Tennessee. Lillian Hall died intestate 2/14/2020 leaving Lilian Frey, Andrew Hall, Jr., Robert Hall, Gloria Hopkins, Valerie Bridgeforth and Regina Hall as her heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20201222015~~2374~~ and Instrument No. ← 20201222015~~2374~~ 20201222015~~2375~~, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2703 Vance Ave, Nashville, TN 37208

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 18 day of December, 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).

Katrina Karen Hoff

Notary Public

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