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# 594089 DEEDWARR
03/17/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $915.75
20210317-0035366

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $247,500.96

Affiant Signature

Subscribed and sworn to before me on this the 3 Day of February, 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:
Greenwood BAM, LLC
4113 Helena Bay
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08207024401

WARRANTY DEED
21NT00311

Effective the 3 Day of February, 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

Greenwood BAM, 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:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
BEING Lot No. 2 on the Plan of Resubdivision of a part of the John W. Bryan Property of record in Book 3500, page 44, said Register's Office, described as follows:

SAID Lot No. 2 fronts 57 feet on the northerly side of Berry Street and extends back 165 feet between parallel lines to an alley.

Being the same property conveyed to Mary E. Gore, a single person by Warranty Deed from John G. Claybrooks, Sr and wife, Gwendolyn B. Claybrooks of record in Book 5303, pg 68, Register's Office for Davidson County, Tennessee dated June 21, 1978 and recoded June 26, 1978 (Value or Consideration shown on aforementioned deed $22,312.27)

Mary E. Gore has since deceased, The Estate of Mary Elizabeth Gore having been administered under case No. 93P41 in the seventh circuit court of Davidson County, Tennessee (probate Division). Pursuant to the Last Will & Testament of Mary Elizabeth Gore, Larry Lamar Lee was devised the property located at 203 Berry Street, Nashville, Tennessee, Said Last Will and Testament also being recorded on August 01, 2001 in Instrument no. 20010801-0081449, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Larry Lamar Lee, residuary devisee under the last will and testament of Mary Elizabeth Gore, Deceased, dated 2/3/21 and recorded 3/5/21, as instrument no. 20210305-0029368, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 203 Berry St, Nashville, TN 37207

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 3 day of February, 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