Karen Johnson Davidson County
Batch# 596371 DEEDWARR
03/22/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20210322-0037170

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

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $259,900

Affiant Signature

Subscribed and sworn to before me on this the 25 Day of January 2021

Notary Public

My Commission expires 5/7/24

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

NAME AND ADDRESS OF PROPERTY OWNER:
17613 Group, LLC
17613 West Eagle Drive
Goodyear, AZ 85338

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08211016300

WARRANTY DEED

21NT00155

Effective the 25 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

17613 Group, 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:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Bryan's Addition to Edgefield, now East Nashville, as of record in Plat Book 21, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet on the southerly margin of Treutland Avenue and extends back between parallel lines with the westerly margin of Meridian Street, 165 feet to an alley in the rear.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Howard Thornton, James Thornton and Sandra Neal, heirs at law of Roberta M. Thornton, deceased dated 1/20/21 and recorded 1/25/21, Register's Office for Davidson County, Tennessee Inst.# 20210125-0010413

Being the same property conveyed to Roberta M. Thornton, by Warranty Deed from East Nashville Housing, LLC, dated 03/19/2003 and recorded 03/20/2003 as Instrument No. 20030320-0036792, Register's Office for Davidson County, Tennessee. Roberta M. Thornton died 06/25/2005, leaving her heirs at law as follow, as evidenced by affidavit of heirship recorded as instrument no 20210115-0006796, Register's Office for Davidson County, Tennessee: Howard Thornton, James Thornton, and Sandra Neal.

This is an improved property commonly known as 226 Treutland Ave, 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 25 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