Karen Johnson Davidson County
Batch# 609684 DEEDWARR
04/07/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $934.25
20210407-0046263

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: $252,500

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of Dec 2020

Notary Public

My Commission expires 5/7/2024

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

NAME AND ADDRESS OF PROPERTY OWNER:
Modern Investments, LLC
5222 Rustic Way,
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 10302005100

WARRANTY DEED

20NT03698

Effective the 30 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

Modern 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 Part of Lot No. 20 on the Map of the C.C. Vernon Farm, as shown of Record in Book 161, Page 164 Register's Office for Davidson County, Tennessee as described as follows:

Beginning on the Westerly margin of Orlando Avenue at a point 464 feet north of the northerly margin of Burgie Street; thence with said Avenue, northwardly 60 feet to the southeast corner of the property conveyed to Elizabeth G. Roy by deed from E.M. Dotson, et al., of record in Book 1286, Page 555 Register's Office for Davidson County, Tennessee; thence with her southerly line Westwardly 150 feet; thence southwardly and parallel with the westerly margin of Orlando Avenue 60 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Patricia McBee, unmarried dated 12/30/20 and recorded 1/14/21 as instrument no. 20210114-0001616, register's office for Davidson County, Tennessee.

Being the same property conveyed to Patricia McBee, unmarried, by Warranty Deed from Randall D. Barnes and Herbert H. Barnes and Gary C. Barnes and Sherill D. Williams, dated 05/17/2019 and recorded 05/20/2019 as Instrument No. 20190520-0047359, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 215 Orlando Ave, Nashville, TN 37209

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 Dec, 2020

N. Viddal

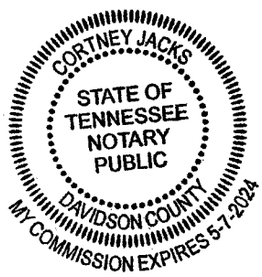
Noah Viddal

State of TN }
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: 5/7/2024



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