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# 609995 DEEDWARR
04/08/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20210408-0046709

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $165,000

Affiant Signature

Subscribed and sworn to before me on this the 26 Day of March 2021.

Notary Public

My Commission expires 1 / 6 / 25

Stephanie Mitchell
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 #: 04309030000

WARRANTY DEED

21NT00853

Effective the 26th Day of March, 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:

The following described real estate, situated and being in Davidson County, State of Tennessee:

Being Lot 10 and 11 of Block M, on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Jaron R. Byrum, an unmarried man dated 3/26/2021 and recorded 4/5/2021 as instrument no. 20210405-0043754 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jaron R. Byrum, an unmarried man, by Quitclaim Deed from Jaron R. Byrum, an unmarried man, and Chelsea Miller fka Chelsea Byrum, an unmarried woman, who acquired title as husband and wife, dated 06/28/2019 and recorded 07/03/2019 as Instrument No. 20190703-0065305, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 340 Thelma 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 26 day of March, 2021

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: 03-03-2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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