WARRANTY DEED

Karen Johnson Davidson County
Batch# 632643 DEEDWARR
05/10/2021 02:01:30 PM 2 pgs
Fees: $13.00 Taxes: $554.63
20210510-0062617

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF May 20 21

Notary Public

MY COMMISSION EXPIRES: 7.5.2024

(AFFIX SEAL)

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Tiger Lily Real Estate LLC	SEND TAX BILLS TO: owner at owners	MAP/PARCEL NUMBER
(NAME)	(NAME)	
695 Nashville Pk	address	
(ADDRESS)	(ADDRESS)	043 09 005 100
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MUSIC CITY FINANCIAL, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tiger Lily Real Estate LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS. TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 37 and 38 on the Plan of Overlook Estates, Block "A", of record in Book 843, page 105, Register's office for said County.

Said Lot Nos. 37 and 38 adjoin and front together 100 feet on the southerly side of Wiley Street and run back between parallel lines 135 feet to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by Warranty Deed dated May 6, 2021 of record at Instrument No. _20210510006261 6_____ in the Register's Office of Davidson County, TN. William R. White and wife, Martha J. White by Warranty deed from George Royster, unmarried of record in Book 10166, page 327, Register's Office for Davidson County, Tennessee, dated August 20, 1996 and recorded on August 23, 1996.

Said Martha J. White became deceased, vesting William R. White as surviving tenant. Said William R. White became died testate on November 16, 2020. Hill will has been probated in the Probate Court of Sumner County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 252 Wiley St. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my hand this 6th day of May, 2021.

MUSIC CITY FINANCIAL, LLC

By: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, 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 Authorized Agent of **MUSIC CITY FINANCIAL, LLC**, the within named bargainor, a Texas Limited Liability Company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of **MUSIC CITY FINANCIAL, LLC** by himself as Authorized Agent.

WITNESS my hand and official seal at office this 6th day of May, 2021.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY