Karen Johnson Davidson County
Batch# 640342 DEEDWARR
05/20/2021 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20210520-0068238

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF May, 20 21.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MPES2, LLC	"New Owner"	
(NAME)	(NAME)	
39 Halsey Drive	**at owners address**	04309033500
(ADDRESS)	(ADDRESS)	
Old Greenwich, CT 06870		
(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 DO TRANSFER AND CONVEY UNTO **MPES2, L. L. C. , 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:

BEING the easterly one-half of Tract 1, Block "K", of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, Page 82, Register's Office for said County. Said part of Tract 1 or Lot 1 fronts 50 feet on the southerly side of Dupont Avenue and extends back between parallel lines along the west margin of Delaware Avenue 165 1/2 feet to the northerly line of Lot or Tract 5 on said plan.

Being the same property conveyed to MUSIC CITY FINANCIAL, LLC by warranty deed dated May 14, 2021 of record at Instrument No. 202105200068237 in the Registers Office for Davidson County, TN. Being previously conveyed to David E. Ayers and wife, Patsy Ayers, survivor and assigns a one-fourth undivided interest and Joseph D. Ayers and wife, Judy Ayers survivor and assigns, a one-fourth undivided interest, by virtue of that certain Deed dated November 14, 2006, and being of record at Instrument No. 20061116-0142619 and 20050311-0027386, dated February 23, 2005 conveying to David E. Ayers and wife, Patsy Ayers, survivor and assigns a one-fourth undivided interest and Joseph D. Ayers and wife, Judy Ayers survivor and assigns, a one-fourth undivided interest in the Register's Office of Davidson County, Tennessee. These conveyances convey a 1/2 undivided interest to David E. Ayers and Patsy Ayers and 1/2 undivided interest to Patsy Ayers.

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.

This is improved x property, known as 415 Delaware Avenue Madison, TN 37115
(unimproved)
(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 an"d 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 14th day of May, 2021.

MUSIC CITY FINANCIAL, LLC

N. Viddal

by: Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, 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 such person to be the president (or other officer authorized to execute the instrument) of **MUSIC CITY FINANCIAL, LLC**, the within named bargainor, a Texas Limited Liability Company, and that such **Authorized Agent**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **MUSIC CITY FINANCIAL, LLC** as **Authorized Agent**.

WITNESS my hand and official seal at office this 14th 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

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022