Karen Johnson Davidson County
Batch# 643976 DEEDWARR
05/25/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,047.10
20210525-0070940

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: BHC LLC	SEND TAX BILLS TO: BHC LLC	MAP-PARCEL NUMBERS
(NAME) 1037 JEFFERSON STREET	(NAME) 1037 JEFFERSON STREET	14805008500
(ADDRESS) NASHVILLE, TN 37208	(ADDRESS) NASHVILLE TN 37208	
(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, WE, **MUSIC CITY FINANCIAL, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BHC 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 No. 20 on the Plan of Hillbrook, Section 2, as of record in Plat Book 3300, Page 12, Register's Office for said County.

SAID Lot No. 20 fronts 75 feet on the southerly side of Willow Lane and extends back 172.4 feet on the east line and 151.2 feet on the west line, to a dead line in the rear on which it measures 79.0 feet.

Being the same property conveyed to Music City Financial , LLC, by virtue of that certain Warranty Deed dated May 24, 2021, and being of record at _____ in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3300, Page 12, 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 209 Willow Ln Nashville, TN 37211
(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 24th day of May, 2021.

Music City Financial, LLC

N. Viddal

Noah Viddal, Authorized Agent

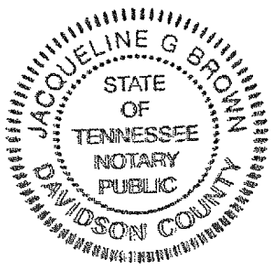
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **Authorized Agent** of **Music City Financial, LLC**, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as **Authorized Agent.**

WITNESS my hand and official seal at office this 24th day of May, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22



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