THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30275	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 605,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2021. Notary Public MY COMMISSION EXPIRES: 11-6-24 (AFFIX SEAL)

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariela Slutsky	Paramount Residential Mortgage Group, Inc.	
415 Church Street Unit 1013	1265 Corona Pointe Court, Suite 301	093061J01500CO
Nashville, TN 37219	Corona, CA 92879	
(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 MD, a Tennessee General Partnership composed of Matthew Ryan Hargis and Divya Shroff,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ariela Slutsky, an unmarried woman.**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment known as Unit No. 1013 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument Number 20061004-0122833 and Addendum as Instrument Number 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City MD, a Tennessee General Partnership composed of Matthew Ryan Hargis and Divya Shroff by Quitclaim deed from Matthew Ryan Hargis of record in Instrument No. 20140516-0042363 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 16, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **415 Church Street Unit 1013, Nashville, TN 37219.**

Karen Johnson Davidson County
Batch# 644837 DEEDWARR
05/26/2021 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20210526-0071391

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 our hands this the 24th day of May, 2021.

Music City MD

BY: _____
Matthew Ryan Hargis, Partner

BY: _____
Divya Shroff, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **Matthew Ryan Hargis and Divya Shroff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of **Music City MD, a Tennessee general partnership**, the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained by signing their names as Partners on behalf of the Partnership.

Witness my hand and official seal this the 24th day of May, 2021.

My Commission expires: Jan 8, 2024

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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 law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY