Karen Johnson Davidson County
Batch# 655912 DEEDWARR
06/14/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $702.63
20210614-0079754

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 $189,900.00

Arielle Boteon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF May, 2021.

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
LRW Holdings (NAME)	"New Owners" (NAME)	042-15-0-110.00
122 Generals Retreat Pl (ADDRESS)	at owners (ADDRESS)	
Franklin TN 37064 (CITY) (STATE) (ZIP)	address (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 TEXAS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LRW Holdings,** 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 Lot No. 33 on the Plan of Blair Heights, Section II, as of record in Book 2133, Page 51, Register's Office for said County. Said Lot No. 33 fronts 226.09 feet on the East side of Linda Lane and runs 267 feet on the South line and 170 feet on the North line to a dead line in the rear on which it measures 163.6 feet.

Being the same property conveyed to Mark A. Johnson and Robert T. Johnson by Quitclaim deed from Floy Faith Johnson of record in Instrument No. 20030307-0030660 Register's Office for Davidson County, Tennessee, dated March 6, 2003 and recorded on March 7, 2003. Being the same property conveyed to Mark A. Johnson and Robert T. Johnson by Quitclaim deed from Joy Lynn Tyree and Alvin Keith Tyree of record in Instrument No. 20030218-0021026 Register's Office for Davidson County, Tennessee, dated february 18, 2003 and recorded on february 18, 2003. Being the same property conveyed to Floy F. Johnson by Quitclaim deed from Almon L. Johnson of record in Book 11525, page 10, Register's Office for Davidson County, Tennessee, dated June 11, 1999 and recorded on June 11, 1999. Being the same property conveyed to Almon L. Johnson and Floy Johnson by Quitclaim deed from Mark A. Johnson and Susan Kay Johnson of record in Book 7881, page 863, Register's Office for Davidson County, Tennessee, dated July 5, 1989 and recorded on July 5, 1989.

Being the same property conveyed to Mark A. Johnson and Wife Susan Kay Johnson by Warranty deed from Almon Lovel Johnson and wife Floy F. Johnson of record in Book 5607, page 307, Register's Office for Davidson County, Tennessee, dated May 30, 1980 and recorded on May 30, 1980.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability company, of record in Instrument No.: 20210603-0074466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, 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 205 Linda Lane 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 28th day of May, 2021.

Noah Viddal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this day of , in the year of , before me the undersigned Notary Public in and for said State, personally appeared Noah Viddal, known or identified to me (or proved to me on the oath of....) to be the Authorized Agent of Music City Financial, LLC , of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

WITNESS my hand and official seal at office this 28th day of May, 2021.

Notary Public

My Commission Expires: 1-6-25

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

Certificate of Authenticity

I, Dawn Cheri Mason, 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.

Dawn Cheri Mason
Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022