Karen Johnson Davidson County
Batch# 695657 DEEDWARR
08/12/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20210812-0108619

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Oxana M. Meade	SEND TAX BILLS TO: owner at owners	MAP-PARCEL NUMBERS
(NAME) 650 Oakley Dr	(NAME) address	06106001800
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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 Texas Limited Liability Company.** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Oxana M. Meade,** 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:

Land in Davidson County, Tennessee, Being Lot No. 146 on the Plan of Gra-Mar Acres, Section I, as of record in Book 2133, Page 27, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Saunders Avenue, the common corner of Lots Nos. 145 and 146; thence westerly with the line between said two lots 118.9 feet ot a point, the common rear corner of Lots Nos. 146 and 147, thence northerly with the line between said two lots, 1150 feet to a point in the southerly margin of Broadmoor Drive; thence easterly with the margin of the same 120 feet to the beginning of a curve; thence southeasterly around said curve 39.27 feet to a point in the westerly margin of said Saunders Avenue; thence southerly with the margin of the same, 162.26 feet to the point of beginning.

Being the same property conveyed to Grantor by Warranty Deed dated August 6, 2021 of record at Instrument No. 202108120108618 in said register's Office, Tennessee. Being previously conveyed to Equity Trust Company, Custodian FBO Thomas Manche IRA, an undivided 50% interest and Equity Trust Company, Custodian FBO Susan Anders IRA, an undivided 50% interest, by virtue of that certain Warranty Deed dated June 7, 2012, and being of record at Instrument No. 20120703-0058452 in the Register's Office of Davidson County, Tennessee.

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 4311 Saunders Ave Nashville, TN 37216
(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 August, 2021.

Music City Financial, LLC

By: Noah Viddal, Authorized Agent

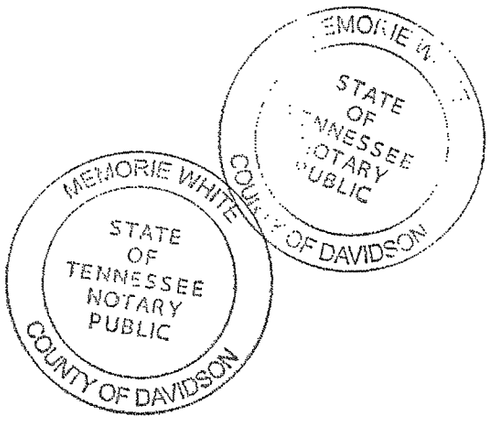
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Noah Viddal,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, to be the Authorized Agent of Music City FInancial, LLC a Texas Limited Liability Company, and who acknowledged that he executed the foregoing instrument on behalf of Music City FInancial, LLC by signing himself as Authorized Agent.

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

Notary Public

My Commission Expires: 9.3.2025



Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/6/21.

Holly A Mason
Affiant Signature

8/6/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of August, 2021.

Jacqueline G Brown
Notary's Signature

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)

My Commission Expires: 3-8-22